

**View Ridge
FINANCIAL REPORT**

Manager's Report for the month ending June 30, 2022

FINANCIAL SUMMARY:

As of June 30, 2022, operating cash totaled \$3,263, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$425,941, for total assets of \$429,204.

Operating liabilities totaled \$0, prepaid assessments totaled \$0, and 'other' liabilities totaled \$0, for total liabilities of \$0.

The Association ended the month in a 1116761 cash position of \$83,306.

For the month ending June 30, 2022, the Association incurred expenses and accrued costs totaling \$5,491, under budget by \$150.

YTD June 30, 2022, the Association incurred expenses and accrued costs totaling \$80,767, under budget by \$2,383.

As of June 30, 2022, replacement reserves totaled \$429,204.

BUDGET VARIANCES: Explanations for variances more than \$300.00. None for the month of July

| Line Item | Amount | Under/Over | Explanation |
|---------------------------------|-------------|------------|-----------------------|
| Legal Services | \$ 375.00 | Under | Less than anticipated |
| Irrigation - Common Areas | \$ 2,105.23 | Under | Less than anticipated |
| Pest Control | \$ 500.00 | Under | Billing cycle |
| Gutter/Roof Maintenance | \$ 3,842.49 | Over | More than anticipated |
| Inclement Weather Maintenance | \$ 300.00 | Under | Less than anticipated |
| Dryer Vent Cleaning | \$ 750.00 | Under | Billing cycle |
| Neighborhood Maintenance | \$ 1,000.00 | Under | Less than anticipated |
| Neighborhood Property Insurance | \$ (854.00) | Over | More than anticipated |
| Neighborhood Contingency | \$ 1,500.00 | Under | Less than anticipated |

DELINQUENCY REPORT: NONE

| Unit | 0 - 30 | 31 - 60 | 61 - 90 | Over 90 | Total | Notes |
|---------------|---------------|---------------|---------------|---------------|---------------|-------|
| TOTALS | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |

COMPLETED AND PENDING MAINTENANCE: NA

Plant replacement & bark to be performed Winter 2021

Winterize irrigation October 2021

Gutter cleaning November 2021

Dryervent cleaning to be performed summer 2022

Pest control to be performed summer 2022

Thank you for letting us serve your neighborhood.

Report submitted by Madison Ramirez - Community Manager

425-507-1134 Madison.R@ihcommunity.org

Balance Sheet (With Period Change)

Period = Jun 2022

Book = Accrual ; Tree = ysi_bs

| | | Balance Current Period | Beginning Balance | Net Change |
|-----------------|---|---------------------------|----------------------|---------------|
| 1000-000 | ASSETS | | | |
| 1005-000 | CASH | | | |
| 1015-000 | CIT - Checking | 3,262.73 | 9,989.91 | -6,727.18 |
| 1030-000 | CIT -Operating Money Market | 28,541.13 | 17,857.86 | 10,683.27 |
| 1066-000 | Certificate of Deposits - Reserve | 277,200.00 | 277,131.25 | 68.75 |
| 1080-000 | CIT - Reserve MM | 120,199.90 | 115,502.37 | 4,697.53 |
| 1090-000 | TOTAL CASH | 429,203.76 | 420,481.39 | 8,722.37 |
| 1099-000 | ACCOUNTS RECEIVABLE | | | |
| 1100-000 | Accounts Receivable - Delinquency | 0.00 | -303.48 | 303.48 |
| 1248-000 | TOTAL ACCOUNTS RECEIVABLE | 0.00 | -303.48 | 303.48 |
| 1990-000 | TOTAL ASSETS | 429,203.76 | 420,177.91 | 9,025.85 |
| 1995-000 | LIABILITIES & CAPITAL | | | |
| 1997-000 | LIABILITIES | | | |
| 2495-000 | OTHER LIABILITIES | | | |
| 2644-000 | Prepaid Assessments | 3,731.52 | 0.00 | 3,731.52 |
| 2680-000 | TOTAL OTHER LIABILITIES | 3,731.52 | 0.00 | 3,731.52 |
| 2690-000 | TOTAL LIABILITIES | 3,731.52 | 0.00 | 3,731.52 |
| 2800-000 | CAPITAL | | | |
| 2820-000 | Prior Year Retained Earnings | 25,618.58 | 25,618.58 | 0.00 |
| 2830-000 | Current Year Reserve Transfers | -57,409.00 | -52,642.72 | -4,766.28 |
| 2850-000 | Current Year Retained Earnings/Operating Fund | 59,862.76 | 54,568.43 | 5,294.33 |
| 2855-000 | Reserve Equity | 397,399.90 | 392,633.62 | 4,766.28 |
| 2990-000 | TOTAL CAPITAL | 425,472.24 | 420,177.91 | 5,294.33 |
| 2999-000 | TOTAL LIABILITIES & CAPITAL | 429,203.76 | 420,177.91 | 9,025.85 |

**View Ridge - IHCA Supplemental (s95)
Budget Comparison**
Period = Jun 2022

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|--|------------|------------|----------|---------|------------|------------|-----------|---------|------------|
| 3000-000 INCOME | | | | | | | | | |
| 3500-000 OTHER INCOME | | | | | | | | | |
| 3590-000 IHCA Master Base Assess. Income | 2,765.00 | 3,002.00 | -237.00 | -7.89 | 36,024.00 | 36,024.00 | 0.00 | 0.00 | 36,024.00 |
| 3900-000 TOTAL OTHER INCOME | 2,765.00 | 3,002.00 | -237.00 | -7.89 | 36,024.00 | 36,024.00 | 0.00 | 0.00 | 36,024.00 |
| 4010-000 ASSOCIATION INCOME | | | | | | | | | |
| 4020-000 Late Fees / NSF | 0.00 | 0.00 | 0.00 | N/A | 10.00 | 0.00 | 10.00 | N/A | 0.00 |
| 4045-000 Interest Income | 5.68 | 0.00 | 5.68 | N/A | 61.94 | 0.00 | 61.94 | N/A | 0.00 |
| 4047-000 Interest Income-Reserves | 91.28 | 0.00 | 91.28 | N/A | 1,309.00 | 0.00 | 1,309.00 | N/A | 0.00 |
| 4070-000 Neighborhood Assessments | 7,922.95 | 8,602.13 | -679.18 | -7.90 | 103,224.72 | 103,226.00 | -1.28 | 0.00 | 103,226.00 |
| 4390-000 TOTAL ASSOCIATION INCOME | 8,019.91 | 8,602.13 | -582.22 | -6.77 | 104,605.66 | 103,226.00 | 1,379.66 | 1.34 | 103,226.00 |
| 4999-000 TOTAL REVENUE | 10,784.91 | 11,604.13 | -819.22 | -7.06 | 140,629.66 | 139,250.00 | 1,379.66 | 0.99 | 139,250.00 |
| 7200-000 NEIGHBORHOOD EXPENSES | | | | | | | | | |
| 7201-000 Neighborhood Management Fees | 725.00 | 725.00 | 0.00 | 0.00 | 8,700.00 | 8,700.00 | 0.00 | 0.00 | 8,700.00 |
| 7204-000 Neighborhood Reserve Study | 0.00 | 0.00 | 0.00 | N/A | 1,232.98 | 1,140.00 | -92.98 | -8.16 | 1,140.00 |
| 7211-000 Neighborhood Legal Services | 0.00 | 31.25 | 31.25 | 100.00 | 0.00 | 375.00 | 375.00 | 100.00 | 375.00 |
| 7226-000 Neighborhood Electric /Gas | 10.33 | 12.50 | 2.17 | 17.36 | 127.67 | 150.00 | 22.33 | 14.89 | 150.00 |
| 7235-000 Nghborhd Lndscpe Maint-Contract/Comm. Area | 839.83 | 839.88 | 0.05 | 0.01 | 10,077.96 | 10,079.00 | 1.04 | 0.01 | 10,079.00 |
| 7250-000 Neighborhood Landscape - Other | 0.00 | 0.00 | 0.00 | N/A | 2,443.43 | 2,500.00 | 56.57 | 2.26 | 2,500.00 |
| 7260-000 Neighborhood Irrigation-Common Areas | 98.02 | 250.00 | 151.98 | 60.79 | 3,894.77 | 6,000.00 | 2,105.23 | 35.09 | 6,000.00 |
| 7265-000 Neigh Irrig Maint & Repairs | 0.00 | 75.00 | 75.00 | 100.00 | 740.00 | 500.00 | -240.00 | -48.00 | 500.00 |
| 7266-000 Neighborhood Pest Control | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 500.00 | 500.00 | 100.00 | 500.00 |
| 7271-000 Neighborhood Gutter/Roof Maintenance | 440.40 | 62.50 | -377.90 | -604.64 | 3,842.49 | 750.00 | -3,092.49 | -412.33 | 750.00 |
| 7272-000 Neighborhood Gutter/Roof Cleaning | 0.00 | 0.00 | 0.00 | N/A | 1,761.60 | 1,765.00 | 3.40 | 0.19 | 1,765.00 |
| 7274-000 Neighborhood Inclement Weather Maint. | 0.00 | 0.00 | 0.00 | N/A | 200.00 | 500.00 | 300.00 | 60.00 | 500.00 |
| 7278-000 Dryer Vent Cleaning | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 750.00 | 750.00 | 100.00 | 750.00 |
| 7280-000 Neighborhood Maintenance | 0.00 | 83.37 | 83.37 | 100.00 | 0.00 | 1,000.00 | 1,000.00 | 100.00 | 1,000.00 |
| 7288-000 Neighborhood Property Insurance | 0.00 | 0.00 | 0.00 | N/A | 11,337.00 | 10,483.00 | -854.00 | -8.15 | 10,483.00 |
| 7289-000 Neighborhood Contingency | 0.00 | 125.00 | 125.00 | 100.00 | 0.00 | 1,500.00 | 1,500.00 | 100.00 | 1,500.00 |
| 7290-000 TOTAL NEIGHBORHOOD EXPENSES | 2,113.58 | 2,204.50 | 90.92 | 4.12 | 44,357.90 | 46,692.00 | 2,334.10 | 5.00 | 46,692.00 |
| 8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION | | | | | | | | | |
| 9210-000 NSF Fees | 0.00 | 0.00 | 0.00 | N/A | 10.00 | 0.00 | -10.00 | N/A | 0.00 |
| 9610-000 Federal Income Tax | 375.00 | 434.00 | 59.00 | 13.59 | 375.00 | 434.00 | 59.00 | 13.59 | 434.00 |
| 9830-000 Master Base Assessments | 3,002.00 | 3,002.00 | 0.00 | 0.00 | 36,024.00 | 36,024.00 | 0.00 | 0.00 | 36,024.00 |
| 9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION | 3,377.00 | 3,436.00 | 59.00 | 1.72 | 36,409.00 | 36,458.00 | 49.00 | 0.13 | 36,458.00 |
| 9940-000 TOTAL EXPENSES | 5,490.58 | 5,640.50 | 149.92 | 2.66 | 80,766.90 | 83,150.00 | 2,383.10 | 2.87 | 83,150.00 |
| 9950-000 Excess (Deficiency) of Revenues over Expenses | 5,294.33 | 5,963.63 | -669.30 | -11.22 | 59,862.76 | 56,100.00 | 3,762.76 | 6.71 | 56,100.00 |

**View Ridge - IHCA Supplemental (s95)
Budget Comparison**

Period = Jun 2022

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|--|---------------|-----------------|----------------|---------------|-----------------|-------------|-----------------|------------|-------------|
| Less Reserve Items: | | | | | | | | | |
| Reserve Contributions | -4,675.00 | -4,675.00 | 0.00 | 0.00 | -56,100.00 | -56,100.00 | 0.00 | 0.00 | -56,100.00 |
| | -91.28 | 0.00 | -91.28 | N/A | -1,309.00 | 0.00 | -1,309.00 | N/A | 0.00 |
| | -4,766.28 | -4,675.00 | -91.28 | -1.95 | -57,409.00 | -56,100.00 | -1,309.00 | -2.33 | -56,100.00 |
| Operating Excess (Deficiency) of Rev over Exp | 528.05 | 1,288.63 | -760.58 | -59.02 | 2,453.76 | 0.00 | 2,453.76 | N/A | 0.00 |

Reserve Expenses:

No Reserve Expenses Scheduled for 2021-22

Statement (12 months)

Period = Jul 2021-Jun 2022

Book = Accrual ; Tree = ysi_is

| | Jul 2021 | Aug 2021 | Sep 2021 | Oct 2021 | Nov 2021 | Dec 2021 | Jan 2022 | Feb 2022 | Mar 2022 | Apr 2022 | May 2022 | Jun 2022 | Total | |
|-----------------|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|-----------|
| 3000-000 | INCOME | | | | | | | | | | | | | |
| 3500-000 | OTHER INCOME | | | | | | | | | | | | | |
| 3590-000 | IHCA Master Base Assess. Income | 4,582.00 | 2,686.00 | 2,686.00 | 2,686.00 | 2,686.00 | 2,686.00 | 4,187.00 | 2,765.00 | 2,765.00 | 2,765.00 | 2,765.00 | 2,765.00 | 36,024.00 |
| 3900-000 | TOTAL OTHER INCOME | 4,582.00 | 2,686.00 | 2,686.00 | 2,686.00 | 2,686.00 | 2,686.00 | 4,187.00 | 2,765.00 | 2,765.00 | 2,765.00 | 2,765.00 | 2,765.00 | 36,024.00 |
| 3999-000 | TOTAL PM INCOME | 4,582.00 | 2,686.00 | 2,686.00 | 2,686.00 | 2,686.00 | 2,686.00 | 4,187.00 | 2,765.00 | 2,765.00 | 2,765.00 | 2,765.00 | 2,765.00 | 36,024.00 |
| 4010-000 | ASSOCIATION INCOME | | | | | | | | | | | | | |
| 4020-000 | Late Fees / NSF | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10.00 | 0.00 | 0.00 | 0.00 | 10.00 | |
| 4045-000 | Interest Income | 4.97 | 4.85 | 4.94 | 4.66 | 4.50 | 5.23 | 5.44 | 4.75 | 5.78 | 5.60 | 5.54 | 61.94 | |
| 4047-000 | Interest Income-Reserves | 149.78 | 150.83 | 151.31 | 152.75 | 84.52 | 86.05 | 87.00 | 86.14 | 89.05 | 89.24 | 91.05 | 1,309.00 | |
| 4070-000 | Neighborhood Assessments | 13,129.46 | 7,696.58 | 7,696.58 | 7,696.58 | 7,696.58 | 7,696.58 | 11,997.61 | 7,922.95 | 7,922.95 | 7,922.95 | 7,922.95 | 103,224.72 | |
| 4390-000 | TOTAL ASSOCIATION INCOME | 13,284.21 | 7,852.26 | 7,852.83 | 7,853.99 | 7,785.60 | 7,787.86 | 12,090.05 | 8,013.84 | 8,027.78 | 8,017.79 | 8,019.54 | 104,605.66 | |
| 4999-000 | TOTAL REVENUE | 17,866.21 | 10,538.26 | 10,538.83 | 10,539.99 | 10,471.60 | 10,473.86 | 16,277.05 | 10,778.84 | 10,792.78 | 10,782.79 | 10,784.54 | 140,629.66 | |
| 6000-000 | EXPENSES | | | | | | | | | | | | | |
| 7200-000 | NEIGHBORHOOD EXPENSES | | | | | | | | | | | | | |
| 7201-000 | Neighborhood Management Fees | 725.00 | 725.00 | 725.00 | 725.00 | 725.00 | 725.00 | 725.00 | 725.00 | 725.00 | 725.00 | 725.00 | 8,700.00 | |
| 7204-000 | Neighborhood Reserve Study | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,232.98 | 0.00 | 0.00 | 0.00 | 0.00 | 1,232.98 | |
| 7226-000 | Neighborhood Electric /Gas | 10.01 | 9.98 | 10.39 | 10.38 | 10.86 | 11.29 | 10.99 | 11.41 | 10.88 | 10.77 | 10.38 | 127.67 | |
| 7235-000 | Nghborhd Lndscpe Maint- Contract/Comm. Area | 839.83 | 839.83 | 839.83 | 839.83 | 839.83 | 839.83 | 839.83 | 839.83 | 839.83 | 839.83 | 839.83 | 10,077.96 | |
| 7250-000 | Neighborhood Landscape - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 443.43 | 2,000.00 | 0.00 | 0.00 | 2,443.43 | |
| 7260-000 | Neighborhood Irrigation-Common Areas | 0.00 | 669.01 | 0.00 | 2,751.42 | 0.00 | 187.12 | 0.00 | 91.18 | 0.00 | 98.02 | 0.00 | 3,894.77 | |
| 7265-000 | Neigh Irrig Maint & Repairs | 75.00 | 40.00 | 0.00 | 0.00 | 125.00 | 0.00 | 0.00 | 0.00 | 0.00 | 500.00 | 0.00 | 740.00 | |
| 7271-000 | Neighborhood Gutter/Roof Maintenance | 0.00 | 0.00 | 0.00 | 0.00 | 495.45 | 1,045.95 | 1,860.69 | 0.00 | 0.00 | 0.00 | 440.40 | 3,842.49 | |
| 7272-000 | Neighborhood Gutter/Roof Cleaning | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,761.60 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,761.60 | |
| 7274-000 | Neighborhood Inclement Weather Maint. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 | |
| 7288-000 | Neighborhood Property Insurance | 11,337.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 11,337.00 | |
| 7290-000 | TOTAL NEIGHBORHOOD EXPENSES | 12,986.84 | 2,283.82 | 1,575.22 | 4,326.63 | 2,196.14 | 4,570.79 | 4,869.49 | 1,667.42 | 2,019.14 | 4,173.62 | 1,575.21 | 44,357.90 | |
| 8000-000 | COMMUNITY MANAGEMENT & ADMINISTRATION | | | | | | | | | | | | | |
| 9210-000 | NSF Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10.00 | 0.00 | 0.00 | 0.00 | 10.00 | |
| 9610-000 | Federal Income Tax | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 375.00 | 375.00 | |
| 9830-000 | Master Base Assessments | 3,002.00 | 3,002.00 | 3,002.00 | 3,002.00 | 3,002.00 | 3,002.00 | 3,002.00 | 3,002.00 | 3,002.00 | 3,002.00 | 3,002.00 | 36,024.00 | |
| 9910-000 | TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION | 3,002.00 | 3,002.00 | 3,002.00 | 3,002.00 | 3,002.00 | 3,002.00 | 3,002.00 | 3,012.00 | 3,002.00 | 3,002.00 | 3,377.00 | 36,409.00 | |
| 9940-000 | TOTAL EXPENSES | 15,988.84 | 5,285.82 | 4,577.22 | 7,328.63 | 5,198.14 | 7,572.79 | 7,871.49 | 4,669.42 | 5,031.14 | 7,175.62 | 4,577.21 | 80,766.90 | |
| 9950-000 | Excess (Deficiency) of Revenues over Expenses | 1,877.37 | 5,252.44 | 5,961.61 | 3,211.36 | 5,273.46 | 2,901.07 | 8,405.56 | 6,109.42 | 5,761.64 | 3,607.17 | 6,207.33 | 59,862.76 | |

Expense Distribution

Property=s95 AND mm/yy=06/2022-06/2022

| Account Code - Name | Control | Property | Invoice # | Invoice Date | Period | Amount | Unpaid Amount | Check # | Check Date | Remarks |
|--|---------|----------|-----------------|--------------|---------|-----------------|---------------|---------|------------|-------------------------------|
| 2075-000 - A/P Reimbursements | | | | | | | | | | |
| t0009469 - Fu | P-80169 | s95 | 95B-0022 220629 | 06/29/2022 | 06/2022 | 303.48 | 0.00 | 430 | 06/29/2022 | Reimb HO Overpaid Assessments |
| Total 2075-000 - A/P Reimbursements | | | | | | 303.48 | 0.00 | | | |
| 7226-000 - Neighborhood Electric /Gas | | | | | | | | | | |
| pugsou - Puget Sound Energy | P-79892 | s95 | 1032088979892 | 06/01/2022 | 06/2022 | 10.33 | 0.00 | 428 | 06/16/2022 | Acct #220010320889 |
| Total 7226-000 - Neighborhood Electric /Gas | | | | | | 10.33 | 0.00 | | | |
| 7235-000 - Nghborhd Lndscpe Maint-Cont... | | | | | | | | | | |
| landcare - LandCare USA LLC | P-79739 | s95 | 524271 | 06/01/2022 | 06/2022 | 839.83 | 0.00 | 426 | 06/08/2022 | Contract Landscaping |
| Total 7235-000 - Nghborhd Lndscpe Main... | | | | | | 839.83 | 0.00 | | | |
| 7260-000 - Neighborhood Irrigation-Com... | | | | | | | | | | |
| citiss - City of Issaquah | P-80068 | s95 | 30-9544-0080068 | 06/01/2022 | 06/2022 | 49.01 | 0.00 | 429 | 06/21/2022 | Account #30-9544-00 |
| citiss - City of Issaquah | P-80069 | s95 | 30-9549-0080069 | 06/01/2022 | 06/2022 | 49.01 | 0.00 | 429 | 06/21/2022 | Account #30-9549-00 |
| Total 7260-000 - Neighborhood Irrigatio... | | | | | | 98.02 | 0.00 | | | |
| 7271-000 - Neighborhood Gutter/Roof Ma... | | | | | | | | | | |
| skyroo - Skyway Roofing Service LLC | P-79733 | s95 | 1667 | 06/02/2022 | 06/2022 | 440.40 | 0.00 | 427 | 06/08/2022 | Roof / Gutter Repair |
| Total 7271-000 - Neighborhood Gutter/Ro... | | | | | | 440.40 | 0.00 | | | |
| | | | | | | 1,692.06 | 0.00 | | | |