

**View Ridge
FINANCIAL REPORT**

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

FINANCIAL SUMMARY:

As of June 30, 2022, operating cash totaled -\$12,821, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$437,472, for total assets of \$424,652.

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 1001002 cash position of \$83,306.

For the month ending June 30, 2022, the Association incurred expenses and accrued costs totaling \$17,412, over budget by \$2,147.

YTD June 30, 2022, the Association incurred expenses and accrued costs totaling \$17,412, under budget by \$893.

As of June 30, 2022, replacement reserves totaled \$424,652.

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

Line Item	Amount	Under/Over	Explanation
Reserve Study	\$ 1,232.98	Under	Billing cycle
Property Insurance	\$ (813.15)	Over	More 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 = Jul 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	-12,820.70	3,262.73	-16,083.43
1030-000	CIT -Operating Money Market	35,304.32	28,541.13	6,763.19
1066-000	Certificate of Deposits - Reserve	277,268.75	277,200.00	68.75
1080-000	CIT - Reserve MM	124,899.38	120,199.90	4,699.48
1090-000	TOTAL CASH	424,651.75	429,203.76	-4,552.01
1990-000	TOTAL ASSETS	424,651.75	429,203.76	-4,552.01
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	0.00	3,731.52	-3,731.52
2680-000	TOTAL OTHER LIABILITIES	0.00	3,731.52	-3,731.52
2690-000	TOTAL LIABILITIES	0.00	3,731.52	-3,731.52
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	28,072.34	25,618.58	2,453.76
2830-000	Current Year Reserve Transfers	-4,768.23	-57,409.00	52,640.77
2850-000	Current Year Retained Earnings/Operating Fund	-820.49	59,862.76	-60,683.25
2855-000	Reserve Equity	402,168.13	397,399.90	4,768.23
2990-000	TOTAL CAPITAL	424,651.75	425,472.24	-820.49
2999-000	TOTAL LIABILITIES & CAPITAL	424,651.75	429,203.76	-4,552.01

View Ridge - IHCA Supplemental (s95) Budget Comparison

Period = Jul 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	4,240.00	3,040.00	1,200.00	39.47	4,240.00	3,040.00	1,200.00	39.47	36,480.00
3900-000 TOTAL OTHER INCOME	4,240.00	3,040.00	1,200.00	39.47	4,240.00	3,040.00	1,200.00	39.47	36,480.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	10.00	0.00	10.00	N/A	10.00	0.00	10.00	N/A	0.00
4045-000 Interest Income	7.32	0.00	7.32	N/A	7.32	0.00	7.32	N/A	0.00
4047-000 Interest Income-Reserves	93.23	0.00	93.23	N/A	93.23	0.00	93.23	N/A	0.00
4070-000 Neighborhood Assessments	12,240.88	8,776.43	3,464.45	39.47	12,240.88	8,776.43	3,464.45	39.47	105,317.20
4390-000 TOTAL ASSOCIATION INCOME	12,351.43	8,776.43	3,575.00	40.73	12,351.43	8,776.43	3,575.00	40.73	105,317.20
4999-000 TOTAL REVENUE	16,591.43	11,816.43	4,775.00	40.41	16,591.43	11,816.43	4,775.00	40.41	141,797.20
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	725.00	725.00	0.00	0.00	8,700.00
7204-000 Neighborhood Reserve Study	0.00	1,232.98	1,232.98	100.00	0.00	1,232.98	1,232.98	100.00	1,232.98
7211-000 Neighborhood Legal Services	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
7226-000 Neighborhood Electric /Gas	9.90	12.50	2.60	20.80	9.90	12.50	2.60	20.80	150.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	865.02	865.11	0.09	0.01	865.02	865.11	0.09	0.01	10,381.37
7250-000 Neighborhood Landscape - Other	0.00	208.33	208.33	100.00	0.00	208.33	208.33	100.00	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	6,000.00
7265-000 Neigh Irrig Maint & Repairs	45.00	0.00	-45.00	N/A	45.00	0.00	-45.00	N/A	500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	700.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,765.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	400.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	750.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
7288-000 Neighborhood Property Insurance	12,717.00	11,903.85	-813.15	-6.83	12,717.00	11,903.85	-813.15	-6.83	11,903.85
7289-000 Neighborhood Contingency	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	14,361.92	15,264.43	902.51	5.91	14,361.92	15,264.43	902.51	5.91	48,783.20
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	10.00	0.00	-10.00	N/A	10.00	0.00	-10.00	N/A	0.00
9610-000 Federal Income Tax	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	434.00
9830-000 Master Base Assessments	3,040.00	3,040.00	0.00	0.00	3,040.00	3,040.00	0.00	0.00	36,480.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,050.00	3,040.00	-10.00	-0.33	3,050.00	3,040.00	-10.00	-0.33	36,914.00
9940-000 TOTAL EXPENSES	17,411.92	18,304.43	892.51	4.88	17,411.92	18,304.43	892.51	4.88	85,697.20
9950-000 Excess (Deficiency) of Revenues over Expenses	-820.49	-6,488.00	5,667.51	87.35	-820.49	-6,488.00	5,667.51	87.35	56,100.00

View Ridge - IHCA Supplemental (s95) Budget Comparison

Period = Jul 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	-4,675.00	-4,675.00	0.00	0.00	-56,100.00
	-93.23	0.00	-93.23	N/A	-93.23	0.00	-93.23	N/A	0.00
	-4,768.23	-4,675.00	-93.23	-1.99	-4,768.23	-4,675.00	-93.23	-1.99	-56,100.00
Operating Excess (Deficiency) of Rev over Exp	-5,588.72	-11,163.00	5,574.28	49.94	-5,588.72	-11,163.00	5,574.28	49.94	0.00

Reserve Expenses:

No Reserve Expenses Scheduled for 2022-23

Statement (12 months)

Period = Jul 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Total
3000-000	INCOME		
3500-000	OTHER INCOME		
3590-000	IHCA Master Base Assess. Income	4,240.00	4,240.00
3900-000	TOTAL OTHER INCOME	4,240.00	4,240.00
3999-000	TOTAL PM INCOME	4,240.00	4,240.00
4010-000	ASSOCIATION INCOME		
4020-000	Late Fees / NSF	10.00	10.00
4045-000	Interest Income	7.32	7.32
4047-000	Interest Income-Reserves	93.23	93.23
4070-000	Neighborhood Assessments	12,240.88	12,240.88
4390-000	TOTAL ASSOCIATION INCOME	12,351.43	12,351.43
4999-000	TOTAL REVENUE	16,591.43	16,591.43
6000-000	EXPENSES		
7200-000	NEIGHBORHOOD EXPENSES		
7201-000	Neighborhood Management Fees	725.00	725.00
7226-000	Neighborhood Electric /Gas	9.90	9.90
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	865.02	865.02
7265-000	Neigh Irrig Maint & Repairs	45.00	45.00
7288-000	Neighborhood Property Insurance	12,717.00	12,717.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	14,361.92	14,361.92
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION		
9210-000	NSF Fees	10.00	10.00
9830-000	Master Base Assessments	3,040.00	3,040.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,050.00	3,050.00
9940-000	TOTAL EXPENSES	17,411.92	17,411.92
9950-000	Excess (Deficiency) of Revenues over Expenses	-820.49	-820.49

Expense Distribution

Property=s95 AND mm/yy=07/2022-07/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-80361	s95	1032088980361	07/01/2022	07/2022	9.90	0.00	433	07/20/2022	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						9.90	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-80189	s95	531490	07/01/2022	07/2022	865.02	0.00	431	07/15/2022	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						865.02	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
certba - Certified Backflow Testing, Inc.	P-80408	s95	81206	07/18/2022	07/2022	45.00	0.00	432	07/20/2022	Backflow Testing
Total 7265-000 - Neigh Irrig Maint & Repairs						45.00	0.00			
7288-000 - Neighborhood Property Insurance										
ihg - AIS Affinity Insurance Agency, Inc	P-80425	s95	101533837	07/20/2022	07/2022	12,717.00	0.00	434	07/29/2022	Policy #IHG1000803-02
Total 7288-000 - Neighborhood Property I...						12,717.00	0.00			
						13,636.92	0.00			