



As of November 2022, operating cash totaled \$0, unpaid assessments (receivables) totaled \$10,985, and 'other' cash (or cash equivalents) totaled \$437,021, for total assets of \$448,006.

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

30,041.42

For the month ending November 2022, the Association incurred expenses and accrued costs totaling \$4,641, under budget by \$3,041.

YTD November 2022, the Association incurred expenses and accrued costs totaling \$39,097, under budget by \$8,068.

As of November 2022, replacement reserves totaled \$437,021.

BUDGET VARIANCES: Explanations for variances more than \$300.00.

Line Item	Amount	Under/Over	Explanation
Reserve Study	\$ 1,232.98	Under	Not yet performed
Landscape - Other	\$ 833.32	Under	Billing cycle
Irrigation - Common Areas	\$ 3,332.66	Under	Billing cycle
Pest Control	\$ 350.00	Under	Less than anticipated
Gutter/Roof Maintenance	\$ 333.32	Under	Less than anticipated
Dryer Vent Cleaning	\$ 1,255.14	Over	Performed in September
Maintenance	\$ 333.32	Under	Less than anticipated
Contingency	\$ 500.00	Under	Less than anticipated
Property Insurance	\$ (813.00)	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

- Plant replacement & bark to be performed spring 2023
- Irrigation winterized in November 2022
- Gutter cleaning performed November 2022
- Dryer vent cleaning performed September 2022
- Pest control 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 = Nov 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	380.46	7,258.59	-6,878.13
1030-000	CIT -Operating Money Market	9,501.83	1,054.65	8,447.18
1066-000	Certificate of Deposits - Reserve	277,543.75	277,475.00	68.75
1080-000	CIT - Reserve MM	159,477.41	154,771.56	4,705.85
1090-000	TOTAL CASH	446,903.45	440,559.80	6,343.65
1990-000	TOTAL ASSETS	446,903.45	440,559.80	6,343.65
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	28,072.34	28,072.34	0.00
2830-000	Current Year Reserve Transfers	-39,621.26	-34,846.66	-4,774.60
2850-000	Current Year Retained Earnings/Operating Fund	21,431.21	15,087.56	6,343.65
2855-000	Reserve Equity	437,021.16	432,246.56	4,774.60
2990-000	TOTAL CAPITAL	446,903.45	440,559.80	6,343.65
2999-000	TOTAL LIABILITIES & CAPITAL	446,903.45	440,559.80	6,343.65

View Ridge - IHCA Supplemental (s95) Budget Comparison

Period = Nov 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	2,800.00	3,040.00	-240.00	-7.89	15,440.00	15,200.00	240.00	1.58	36,480.00
3900-000 TOTAL OTHER INCOME	2,800.00	3,040.00	-240.00	-7.89	15,440.00	15,200.00	240.00	1.58	36,480.00
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	1.63	0.00	1.63	N/A	24.35	0.00	24.35	N/A	0.00
4047-000 Interest Income-Reserves	99.60	0.00	99.60	N/A	478.26	0.00	478.26	N/A	0.00
4070-000 Neighborhood Assessments	8,083.60	8,776.43	-692.83	-7.89	44,575.28	43,882.15	693.13	1.58	105,317.20
4390-000 TOTAL ASSOCIATION INCOME	8,184.83	8,776.43	-591.60	-6.74	45,087.89	43,882.15	1,205.74	2.75	105,317.20
4999-000 TOTAL REVENUE	10,984.83	11,816.43	-831.60	-7.04	60,527.89	59,082.15	1,445.74	2.45	141,797.20
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	3,625.00	3,625.00	0.00	0.00	8,700.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	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	125.00	125.00	100.00	300.00
7226-000 Neighborhood Electric /Gas	11.16	12.50	1.34	10.72	52.10	62.50	10.40	16.64	150.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	865.02	865.11	0.09	0.01	4,325.10	4,325.55	0.45	0.01	10,381.37
7250-000 Neighborhood Landscape - Other	0.00	208.33	208.33	100.00	0.00	1,041.65	1,041.65	100.00	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	1,867.34	5,200.00	3,332.66	64.09	6,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	45.00	125.00	80.00	64.00	500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	350.00	350.00	100.00	700.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	83.33	83.33	100.00	0.00	416.65	416.65	100.00	1,000.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	1,765.00	1,765.00	100.00	0.00	1,765.00	1,765.00	100.00	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	750.00	750.00	100.00	1,255.14	750.00	-505.14	-67.35	750.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	0.00	416.65	416.65	100.00	1,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	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	625.00	625.00	100.00	1,500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,601.18	4,642.60	3,041.42	65.51	23,886.68	31,964.83	8,078.15	25.27	48,783.20
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	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	15,200.00	15,200.00	0.00	0.00	36,480.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,040.00	3,040.00	0.00	0.00	15,210.00	15,200.00	-10.00	-0.07	36,914.00
9940-000 TOTAL EXPENSES	4,641.18	7,682.60	3,041.42	39.59	39,096.68	47,164.83	8,068.15	17.11	85,697.20
9950-000 Excess (Deficiency) of Revenues over Expenses	6,343.65	4,133.83	2,209.82	53.46	21,431.21	11,917.32	9,513.89	79.83	56,100.00

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

Period = Nov 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	-39,143.00	-39,143.00	0.00	0.00	-56,100.00
	-99.60	0.00	-99.60	N/A	-478.26	0.00	-478.26	N/A	0.00
	-4,774.60	-4,675.00	-99.60	-2.13	-39,621.26	-39,143.00	-478.26	-1.22	-56,100.00
Operating Excess (Deficiency) of Rev over Exp	1,569.05	-541.17	2,110.22	N/A	-18,190.05	-27,225.68	9,035.63	33.19	0.00

Reserve Expenses:

No Reserve Expenses Scheduled for 2022-23

Statement (12 months)

Period = Jul 2022-Nov 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Total
3000-000	INCOME						
3500-000	OTHER INCOME						
3590-000	IHCA Master Base Assess. Income	4,240.00	2,800.00	2,800.00	2,800.00	2,800.00	15,440.00
3900-000	TOTAL OTHER INCOME	4,240.00	2,800.00	2,800.00	2,800.00	2,800.00	15,440.00
3999-000	TOTAL PM INCOME	4,240.00	2,800.00	2,800.00	2,800.00	2,800.00	15,440.00
4010-000	ASSOCIATION INCOME						
4020-000	Late Fees / NSF	10.00	0.00	0.00	0.00	0.00	10.00
4045-000	Interest Income	7.32	5.65	5.12	4.63	1.63	24.35
4047-000	Interest Income-Reserves	93.23	94.30	94.42	96.71	99.60	478.26
4070-000	Neighborhood Assessments	12,240.88	8,083.60	8,083.60	8,083.60	8,083.60	44,575.28
4390-000	TOTAL ASSOCIATION INCOME	12,351.43	8,183.55	8,183.14	8,184.94	8,184.83	45,087.89
4999-000	TOTAL REVENUE	16,591.43	10,983.55	10,983.14	10,984.94	10,984.83	60,527.89
6000-000	EXPENSES						
7200-000	NEIGHBORHOOD EXPENSES						
7201-000	Neighborhood Management Fees	725.00	725.00	725.00	725.00	725.00	3,625.00
7226-000	Neighborhood Electric /Gas	9.90	10.10	10.42	10.52	11.16	52.10
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	865.02	865.02	865.02	865.02	865.02	4,325.10
7260-000	Neighborhood Irrigation-Common Areas	0.00	304.74	0.00	1,562.60	0.00	1,867.34
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	0.00	0.00	0.00	45.00
7278-000	Dryer Vent Cleaning	0.00	0.00	1,255.14	0.00	0.00	1,255.14
7288-000	Neighborhood Property Insurance	12,717.00	0.00	0.00	0.00	0.00	12,717.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	14,361.92	1,904.86	2,855.58	3,163.14	1,601.18	23,886.68
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION						
9210-000	NSF Fees	10.00	0.00	0.00	0.00	0.00	10.00
9830-000	Master Base Assessments	3,040.00	3,040.00	3,040.00	3,040.00	3,040.00	15,200.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,050.00	3,040.00	3,040.00	3,040.00	3,040.00	15,210.00
9940-000	TOTAL EXPENSES	17,411.92	4,944.86	5,895.58	6,203.14	4,641.18	39,096.68
9950-000	Excess (Deficiency) of Revenues over Expenses	-820.49	6,038.69	5,087.56	4,781.80	6,343.65	21,431.21

Expense Distribution

Property=s95 AND mm/yy=11/2022-11/2022

Account 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-81758	s95	1032088981758	11/01/2022	11/2022	11.16	0.00	445	11/16/2022	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						11.16	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-81641	s95	568440	11/01/2022	11/2022	865.02	0.00	444	11/16/2022	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						865.02	0.00			
						876.18	0.00			