

**View Ridge  
FINANCIAL REPORT  
Manager's Report for the month ending 44927**

**FINANCIAL SUMMARY:**

As of 44927, operating cash totaled \$9,257, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$451,705, for total assets of \$460,962.

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

Cash position \$ 451,178.91

For the month ending 44927, the Association incurred expenses and accrued costs totaling \$5,081, under budget by \$186.

YTD 44927, the Association incurred expenses and accrued costs totaling \$52,862, under budget by \$5,138.

As of 44927, replacement reserves totaled \$446,816.

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

Line Item	Amount	Under/Over	Explanation
Landscape-Other	\$ 1,458.31	Under	New plantings not yet installed
Irrigation Main & Repairs	\$ 350.00	Under	Less than anticipated
Gutter/Roof Cleaning	\$ 326.90	Over	More than anticipated
Dryer Vent Cleaning	\$ 505.14	Over	More than anticipated
Maintenance	\$ 583.31	Under	Less than anticipated
Insurance	\$ 813.15	Over	More than anticipated
Irrigation	\$ 3,244.90	Under	Less than anticipated

**DELINQUENCY REPORT: NONE**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
<b>TOTALS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**COMPLETED AND PENDING MAINTENANCE**

Plant replacement & bark to be performed Winter 2022/spring 2023

Irrigation winterized in November 2022

Gutter cleaning performed November 2022

Dryer vent cleaning performed September 2022

Pest control to be performed summer 2023

23/24 Budget draft completed

23/24 Reserve study completed

**Thank you for letting us serve your neighborhood.**  
Report submitted by Sarah Hoey, IHCA Executive Director  
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**Balance Sheet (With Period Change)**

Period = Jan 2023

Book = Accrual ; Tree = ysi\_bs

		Balance Current Period	Beginning Balance	Net Change
<b>1000-000</b>	<b>ASSETS</b>			
1005-000	CASH			
1015-000	CIT - Checking	9,256.65	-1,796.75	11,053.40
1030-000	CIT -Operating Money Market	4,889.25	11,075.23	-6,185.98
1080-000	CIT - Reserve MM	446,816.14	441,900.43	4,915.71
1090-000	TOTAL CASH	460,962.04	451,178.91	9,783.13
1990-000	TOTAL ASSETS	460,962.04	451,178.91	9,783.13
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	0.00	1,865.76	-1,865.76
2680-000	TOTAL OTHER LIABILITIES	0.00	1,865.76	-1,865.76
2690-000	TOTAL LIABILITIES	0.00	1,865.76	-1,865.76
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	28,072.34	28,072.34	0.00
2830-000	Current Year Reserve Transfers	-49,416.24	-44,500.53	-4,915.71
2850-000	Current Year Retained Earnings/Operating Fund	35,489.80	23,840.91	11,648.89
2855-000	Reserve Equity	446,816.14	441,900.43	4,915.71
2990-000	TOTAL CAPITAL	460,962.04	449,313.15	11,648.89
2999-000	TOTAL LIABILITIES & CAPITAL	460,962.04	451,178.91	9,783.13

**View Ridge - IHCA Supplemental (s95)  
Budget Comparison**  
Period = Jan 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3000-000 INCOME</b>									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	4,240.00	3,040.00	1,200.00	39.47	22,480.00	21,280.00	1,200.00	5.64	36,480.00
3900-000 TOTAL OTHER INCOME	4,240.00	3,040.00	1,200.00	39.47	22,480.00	21,280.00	1,200.00	5.64	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	8.49	0.00	8.49	N/A	38.82	0.00	38.82	N/A	0.00
4047-000 Interest Income-Reserves	240.71	0.00	240.71	N/A	923.24	0.00	923.24	N/A	0.00
4070-000 Neighborhood Assessments	12,240.88	8,776.43	3,464.45	39.47	64,899.76	61,435.01	3,464.75	5.64	105,317.20
4390-000 TOTAL ASSOCIATION INCOME	12,490.08	8,776.43	3,713.65	42.31	65,871.82	61,435.01	4,436.81	7.22	105,317.20
4999-000 TOTAL REVENUE	16,730.08	11,816.43	4,913.65	41.58	88,351.82	82,715.01	5,636.81	6.81	141,797.20
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	5,075.00	5,075.00	0.00	0.00	8,700.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	1,232.98	1,232.98	0.00	0.00	1,232.98
7211-000 Neighborhood Legal Services	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
7226-000 Neighborhood Electric /Gas	11.17	12.50	1.33	10.64	74.55	87.50	12.95	14.80	150.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	865.02	865.11	0.09	0.01	6,055.14	6,055.77	0.63	0.01	10,381.37
7250-000 Neighborhood Landscape - Other	0.00	208.33	208.33	100.00	0.00	1,458.31	1,458.31	100.00	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	2,255.01	5,500.00	3,244.99	59.00	6,000.00
7265-000 Neigh Irrig Maint & Repairs	200.00	0.00	-200.00	N/A	245.00	125.00	-120.00	-96.00	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	330.30	583.31	253.01	43.37	1,000.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	2,091.90	1,765.00	-326.90	-18.52	1,765.00
7274-000 Neighborhood Inclement Weather Maint.	240.00	100.00	-140.00	-140.00	240.00	200.00	-40.00	-20.00	400.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	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	583.31	583.31	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	875.00	875.00	100.00	1,500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	2,041.19	2,227.60	186.41	8.37	31,572.02	36,720.03	5,148.01	14.02	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	21,280.00	21,280.00	0.00	0.00	36,480.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,040.00	3,040.00	0.00	0.00	21,290.00	21,280.00	-10.00	-0.05	36,914.00
9940-000 TOTAL EXPENSES	5,081.19	5,267.60	186.41	3.54	52,862.02	58,000.03	5,138.01	8.86	85,697.20
9950-000 Excess (Deficiency) of Revenues over Expenses	11,648.89	6,548.83	5,100.06	77.88	35,489.80	24,714.98	10,774.82	43.60	56,100.00

**View Ridge - IHCA Supplemental (s95)**  
**Budget Comparison**  
 Period = Jan 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-4,675.00	-4,675.00	0.00	0.00	-48,493.00	-48,493.00	0.00	0.00	-56,100.00
	-240.71	0.00	-240.71	N/A	-923.24	0.00	-923.24	N/A	0.00
	-4,915.71	-4,675.00	-240.71	-5.15	-49,416.24	-48,493.00	-923.24	-1.90	-56,100.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>6,733.18</b>	<b>1,873.83</b>	<b>4,859.35</b>	<b>259.33</b>	<b>-13,926.44</b>	<b>-23,778.02</b>	<b>9,851.58</b>	<b>41.43</b>	<b>0.00</b>

**Reserve Expenses:**

No Reserve Expenses Scheduled for 2022-23

**Statement (12 months)**

Period = Jul 2022-Jan 2023

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Total
<b>3000-000</b>	<b>INCOME</b>								
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	2,800.00	4,240.00	22,480.00
3900-000	TOTAL OTHER INCOME	4,240.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	4,240.00	22,480.00
3999-000	TOTAL PM INCOME	4,240.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	4,240.00	22,480.00
4010-000	ASSOCIATION INCOME								
4020-000	Late Fees / NSF	10.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
4045-000	Interest Income	7.32	5.65	5.12	4.63	1.63	5.98	8.49	38.82
4047-000	Interest Income-Reserves	93.23	94.30	94.42	96.71	99.60	204.27	240.71	923.24
4070-000	Neighborhood Assessments	12,240.88	8,083.60	8,083.60	8,083.60	8,083.60	8,083.60	12,240.88	64,899.76
4390-000	TOTAL ASSOCIATION INCOME	12,351.43	8,183.55	8,183.14	8,184.94	8,184.83	8,293.85	12,490.08	65,871.82
4999-000	TOTAL REVENUE	16,591.43	10,983.55	10,983.14	10,984.94	10,984.83	11,093.85	16,730.08	88,351.82
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	5,075.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	1,232.98	0.00	1,232.98
7226-000	Neighborhood Electric /Gas	9.90	10.10	10.42	10.52	11.16	11.28	11.17	74.55
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	865.02	865.02	865.02	865.02	865.02	865.02	865.02	6,055.14
7260-000	Neighborhood Irrigation-Common Areas	0.00	304.74	0.00	1,562.60	0.00	387.67	0.00	2,255.01
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	0.00	0.00	0.00	0.00	200.00	245.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	0.00	0.00	330.30	0.00	330.30
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	2,091.90	0.00	2,091.90
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	0.00	240.00	240.00
7278-000	Dryer Vent Cleaning	0.00	0.00	1,255.14	0.00	0.00	0.00	0.00	1,255.14
7288-000	Neighborhood Property Insurance	12,717.00	0.00	0.00	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	5,644.15	2,041.19	31,572.02
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION								
9210-000	NSF Fees	10.00	0.00	0.00	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	3,040.00	3,040.00	21,280.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,050.00	3,040.00	3,040.00	3,040.00	3,040.00	3,040.00	3,040.00	21,290.00
9940-000	TOTAL EXPENSES	17,411.92	4,944.86	5,895.58	6,203.14	4,641.18	8,684.15	5,081.19	52,862.02
9950-000	Excess (Deficiency) of Revenues over Expenses	-820.49	6,038.69	5,087.56	4,781.80	6,343.65	2,409.70	11,648.89	35,489.80

# Expense Distribution

Property=s95 AND mm/yy=01/2023-01/2023

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7226-000 - Neighborhood Electric /Gas</b>										
pugsou - Puget Sound Energy	P-82574	s95	1032088982574	01/01/2023	01/2023	11.17	0.00	451	01/12/2023	Acct #220010320889
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>11.17</b>	<b>0.00</b>			
<b>7235-000 - Nghborhd Lndscpe Maint-Cont...</b>										
landcare - LandCare USA LLC	P-82396	s95	590800	01/01/2023	01/2023	865.02	0.00	452	01/18/2023	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>865.02</b>	<b>0.00</b>			
<b>7265-000 - Neigh Irrig Maint &amp; Repairs</b>										
isscom - Issaquah Highlands Communit...	P-82668	s95	T9542 Land BB Irr	01/25/2023	01/2023	200.00	0.00	453	01/31/2023	W/O #4960 Irrigation Winterization
<b>Total 7265-000 - Neigh Irrig Maint &amp; Repairs</b>						<b>200.00</b>	<b>0.00</b>			
<b>7274-000 - Neighborhood Inclement Weat...</b>										
isscom - Issaquah Highlands Communit...	P-82677	s95	T9542 Land BB 01/23	01/25/2023	01/2023	240.00	0.00	453	01/31/2023	W/O #4979 Snow Removal/Ice Melt
<b>Total 7274-000 - Neighborhood Inclemen...</b>						<b>240.00</b>	<b>0.00</b>			
						<b>1,316.19</b>	<b>0.00</b>			