

View Ridge

FINANCIAL REPORT

Manager's Report for the month ending December 31, 2022

FINANCIAL SUMMARY:

As of December 31, 2022, operating cash totaled \$1,797, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$11,075, for total assets of \$12,872.

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 652843 cash position of \$83,306.

For the month ending December 31, 2022, the Association incurred expenses and accrued costs totaling \$8,684, over budget by \$3,117.

YTD December 31, 2022, the Association incurred expenses and accrued costs totaling \$47,781, under budget by \$4,952.

As of December 31, 2022, replacement reserves totaled \$441,900.

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	Over	Budget allocation period
Gutter/Roof maintenance	\$ 2,091.90	Over	Budget allocation period

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 2022-spring 2023

23/24 Budget draft completed

23/24 Reserve study completed

Winterized irrigation 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 Sarah Hoey, Executive Director

425-507-1120 Sarah.h@ihcommunity.org

Balance Sheet (With Period Change)

Period = Dec 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	-1,796.75	380.46	-2,177.21
1030-000	CIT -Operating Money Market	11,075.23	9,501.83	1,573.40
1066-000	Certificate of Deposits - Reserve	0.00	277,543.75	-277,543.75
1080-000	CIT - Reserve MM	441,900.43	159,477.41	282,423.02
1090-000	TOTAL CASH	451,178.91	446,903.45	4,275.46
1990-000	TOTAL ASSETS	451,178.91	446,903.45	4,275.46
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,865.76	0.00	1,865.76
2680-000	TOTAL OTHER LIABILITIES	1,865.76	0.00	1,865.76
2690-000	TOTAL LIABILITIES	1,865.76	0.00	1,865.76
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	28,072.34	28,072.34	0.00
2830-000	Current Year Reserve Transfers	-44,500.53	-39,621.26	-4,879.27
2850-000	Current Year Retained Earnings/Operating Fund	23,840.91	21,431.21	2,409.70
2855-000	Reserve Equity	441,900.43	437,021.16	4,879.27
2990-000	TOTAL CAPITAL	449,313.15	446,903.45	2,409.70
2999-000	TOTAL LIABILITIES & CAPITAL	451,178.91	446,903.45	4,275.46

**View Ridge - IHCA Supplemental (s95)
Budget Comparison**
Period = Dec 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	18,240.00	18,240.00	0.00	0.00	36,480.00
3900-000 TOTAL OTHER INCOME	2,800.00	3,040.00	-240.00	-7.89	18,240.00	18,240.00	0.00	0.00	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	5.98	0.00	5.98	N/A	30.33	0.00	30.33	N/A	0.00
4047-000 Interest Income-Reserves	204.27	0.00	204.27	N/A	682.53	0.00	682.53	N/A	0.00
4070-000 Neighborhood Assessments	8,083.60	8,776.43	-692.83	-7.89	52,658.88	52,658.58	0.30	0.00	105,317.20
4390-000 TOTAL ASSOCIATION INCOME	8,293.85	8,776.43	-482.58	-5.50	53,381.74	52,658.58	723.16	1.37	105,317.20
4999-000 TOTAL REVENUE	11,093.85	11,816.43	-722.58	-6.12	71,621.74	70,898.58	723.16	1.02	141,797.20
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	4,350.00	4,350.00	0.00	0.00	8,700.00
7204-000 Neighborhood Reserve Study	1,232.98	0.00	-1,232.98	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	150.00	150.00	100.00	300.00
7226-000 Neighborhood Electric /Gas	11.28	12.50	1.22	9.76	63.38	75.00	11.62	15.49	150.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	865.02	865.11	0.09	0.01	5,190.12	5,190.66	0.54	0.01	10,381.37
7250-000 Neighborhood Landscape - Other	0.00	208.33	208.33	100.00	0.00	1,249.98	1,249.98	100.00	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	387.67	300.00	-87.67	-29.22	2,255.01	5,500.00	3,244.99	59.00	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	330.30	83.33	-246.97	-296.38	330.30	499.98	169.68	33.94	1,000.00
7272-000 Neighborhood Gutter/Roof Cleaning	2,091.90	0.00	-2,091.90	N/A	2,091.90	1,765.00	-326.90	-18.52	1,765.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	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	499.98	499.98	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	750.00	750.00	100.00	1,500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	5,644.15	2,527.60	-3,116.55	-123.30	29,530.83	34,492.43	4,961.60	14.38	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	18,240.00	18,240.00	0.00	0.00	36,480.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,040.00	3,040.00	0.00	0.00	18,250.00	18,240.00	-10.00	-0.05	36,914.00
9940-000 TOTAL EXPENSES	8,684.15	5,567.60	-3,116.55	-55.98	47,780.83	52,732.43	4,951.60	9.39	85,697.20
9950-000 Excess (Deficiency) of Revenues over Expenses	2,409.70	6,248.83	-3,839.13	-61.44	23,840.91	18,166.15	5,674.76	31.24	56,100.00

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

Period = Dec 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	-43,818.00	-43,818.00	0.00	0.00	-56,100.00
	-204.27	0.00	-204.27	N/A	-682.53	0.00	-682.53	N/A	0.00
	-4,879.27	-4,675.00	-204.27	-4.37	-44,500.53	-43,818.00	-682.53	-1.56	-56,100.00
Operating Excess (Deficiency) of Rev over Exp	-2,469.57	1,573.83	-4,043.40	N/A	-20,659.62	-25,651.85	4,992.23	19.46	0.00

Reserve Expenses:

No Reserve Expenses Scheduled for 2022-23

Statement (12 months)

Period = Jul 2022-Dec 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 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	2,800.00	18,240.00
3900-000	TOTAL OTHER INCOME	4,240.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	18,240.00
3999-000	TOTAL PM INCOME	4,240.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	18,240.00
4010-000	ASSOCIATION INCOME							
4020-000	Late Fees / NSF	10.00	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	30.33
4047-000	Interest Income-Reserves	93.23	94.30	94.42	96.71	99.60	204.27	682.53
4070-000	Neighborhood Assessments	12,240.88	8,083.60	8,083.60	8,083.60	8,083.60	8,083.60	52,658.88
4390-000	TOTAL ASSOCIATION INCOME	12,351.43	8,183.55	8,183.14	8,184.94	8,184.83	8,293.85	53,381.74
4999-000	TOTAL REVENUE	16,591.43	10,983.55	10,983.14	10,984.94	10,984.83	11,093.85	71,621.74
6000-000	EXPENSES							
7200-000	NEIGHBORHOOD EXPENSES							
7201-000	Neighborhood Management Fees	725.00	725.00	725.00	725.00	725.00	725.00	4,350.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	1,232.98	1,232.98
7226-000	Neighborhood Electric /Gas	9.90	10.10	10.42	10.52	11.16	11.28	63.38
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	865.02	865.02	865.02	865.02	865.02	865.02	5,190.12
7260-000	Neighborhood Irrigation-Common Areas	0.00	304.74	0.00	1,562.60	0.00	387.67	2,255.01
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	0.00	0.00	0.00	0.00	45.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	0.00	0.00	330.30	330.30
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	2,091.90	2,091.90
7278-000	Dryer Vent Cleaning	0.00	0.00	1,255.14	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	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	29,530.83
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION							
9210-000	NSF Fees	10.00	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	18,240.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,050.00	3,040.00	3,040.00	3,040.00	3,040.00	3,040.00	18,250.00
9940-000	TOTAL EXPENSES	17,411.92	4,944.86	5,895.58	6,203.14	4,641.18	8,684.15	47,780.83
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	23,840.91

Expense Distribution

Property=s95 AND mm/yy=12/2022-12/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7204-000 - Neighborhood Reserve Study										
cedcore - CEDCORE Reserve Studies, LLC	P-81958	s95	INV-03014-G2R6K5	12/02/2022	12/2022	1,232.98	0.00	446	12/13/2022	Reserve Study
Total 7204-000 - Neighborhood Reserve ...						1,232.98	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-82181	s95	1032088982181	12/01/2022	12/2022	11.28	0.00	448	12/18/2022	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						11.28	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-81969	s95	581238	12/01/2022	12/2022	865.02	0.00	447	12/13/2022	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						865.02	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-82283	s95	30-9544-0082283	12/01/2022	12/2022	49.01	0.00	449	12/20/2022	Account #30-9544-00
citiss - City of Issaquah	P-82284	s95	30-9549-0082284	12/01/2022	12/2022	338.66	0.00	449	12/20/2022	Account #30-9549-00
Total 7260-000 - Neighborhood Irrigatio...						387.67	0.00			
7271-000 - Neighborhood Gutter/Roof Ma...										
skyroo - Skyway Roofing Service LLC	P-82358	s95	1686	12/01/2022	12/2022	330.30	0.00	450	12/28/2022	2532 Clogged Gutter
Total 7271-000 - Neighborhood Gutter/Ro...						330.30	0.00			
7272-000 - Neighborhood Gutter/Roof Cl...										
skyroo - Skyway Roofing Service LLC	P-82357	s95	1694	12/21/2022	12/2022	2,091.90	0.00	450	12/28/2022	Gutter Cleaning
Total 7272-000 - Neighborhood Gutter/Ro...						2,091.90	0.00			
						4,919.15	0.00			