

**View Ridge**

**FINANCIAL REPORT**

**Manager's Report for the month ending 44958**

**FINANCIAL SUMMARY:**

As of 44958, operating cash totaled \$9,685, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$456,812, for total assets of \$466,497.

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 44958, the Association incurred expenses and accrued costs totaling \$5,511, over budget by \$123.

YTD 44958, the Association incurred expenses and accrued costs totaling \$58,373, under budget by \$5,015.

As of 44958, replacement reserves totaled \$451,647.

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

| Line Item               | Amount      | Under/Over | Explanation           |
|-------------------------|-------------|------------|-----------------------|
| Landscape Other         | \$ 1,666.64 | Under      | Less than anticipated |
| Irrigation              | \$ 3,266.97 | Under      | Less than anticipated |
| Pest Control            | \$ 350.00   | Under      | Less than anticipated |
| Gutter/Roof Maintenance | \$ 434.36   | Over       | More than anticipated |
| Gutter/Roof Cleaning    | \$ 326.90   | Over       | More than anticipated |
| Dryer Vent Cleaning     | \$ 505.14   | Over       | More than anticipated |
| Maintenance             | \$ 666.64   | Under      | Less than anticipated |
| Insurance               | \$ 813.15   | Over       | More than anticipated |
| Contingency             | \$ 1,000.00 | 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 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

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

**Balance Sheet (With Period Change)**

Period = Feb 2023

Book = Accrual ; Tree = ysi\_bs

|                 |   | <b>Balance<br/>Current Period</b> | <b>Beginning<br/>Balance</b> | <b>Net<br/>Change</b> |
|-----------------|---|-----------------------------------|------------------------------|-----------------------|
| <b>1000-000</b> | <b>ASSETS</b>                                 |                                   |                              |                       |
| 1005-000        | CASH  |                                   |                              |                       |
| 1015-000        | CIT - Checking                                | 9,684.84                          | 9,256.65                     | 428.19                |
| 1030-000        | CIT -Operating Money Market                   | 5,165.57                          | 4,889.25                     | 276.32                |
| 1066-000        | Certificate of Deposits - Reserve             | 300,000.00                        | 0.00                         | 300,000.00            |
| 1080-000        | CIT - Reserve MM                              | 151,646.89                        | 446,816.14                   | -295,169.25           |
| 1090-000        | TOTAL CASH                                    | 466,497.30                        | 460,962.04                   | 5,535.26              |
| 1990-000        | TOTAL ASSETS                                  | 466,497.30                        | 460,962.04                   | 5,535.26              |
| 1995-000        | LIABILITIES & CAPITAL                         |                                   |                              |                       |
| <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                | -54,246.99                        | -49,416.24                   | -4,830.75             |
| 2850-000        | Current Year Retained Earnings/Operating Fund | 41,025.06                         | 35,489.80                    | 5,535.26              |
| 2855-000        | Reserve Equity                                | 451,646.89                        | 446,816.14                   | 4,830.75              |
| 2990-000        | TOTAL CAPITAL                                 | 466,497.30                        | 460,962.04                   | 5,535.26              |
| 2999-000        | TOTAL LIABILITIES & CAPITAL                   | 466,497.30                        | 460,962.04                   | 5,535.26              |

**View Ridge - IHCA Supplemental (s95)  
Budget Comparison**  
Period = Feb 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               | 2,800.00   | 3,040.00   | -240.00  | -7.89   | 25,280.00  | 24,320.00  | 960.00   | 3.95   | 36,480.00  |
| 3900-000 TOTAL OTHER INCOME                            | 2,800.00   | 3,040.00   | -240.00  | -7.89   | 25,280.00  | 24,320.00  | 960.00   | 3.95   | 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                               | 6.49       | 0.00       | 6.49     | N/A     | 45.31      | 0.00       | 45.31    | N/A    | 0.00       |
| 4047-000 Interest Income-Reserves                      | 155.75     | 0.00       | 155.75   | N/A     | 1,078.99   | 0.00       | 1,078.99 | N/A    | 0.00       |
| 4070-000 Neighborhood Assessments                      | 8,083.60   | 8,776.43   | -692.83  | -7.89   | 72,983.36  | 70,211.44  | 2,771.92 | 3.95   | 105,317.20 |
| 4390-000 TOTAL ASSOCIATION INCOME                      | 8,245.84   | 8,776.43   | -530.59  | -6.05   | 74,117.66  | 70,211.44  | 3,906.22 | 5.56   | 105,317.20 |
| 4999-000 TOTAL REVENUE                                 | 11,045.84  | 11,816.43  | -770.59  | -6.52   | 99,397.66  | 94,531.44  | 4,866.22 | 5.15   | 141,797.20 |
| 7200-000 NEIGHBORHOOD EXPENSES                         |            |            |          |         |            |            |          |        |            |
| 7201-000 Neighborhood Management Fees                  | 725.00     | 725.00     | 0.00     | 0.00    | 5,800.00   | 5,800.00   | 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       | 200.00     | 200.00   | 100.00 | 300.00     |
| 7226-000 Neighborhood Electric /Gas                    | 11.84      | 12.50      | 0.66     | 5.28    | 86.39      | 100.00     | 13.61    | 13.61  | 150.00     |
| 7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area   | 865.02     | 865.11     | 0.09     | 0.01    | 6,920.16   | 6,920.88   | 0.72     | 0.01   | 10,381.37  |
| 7250-000 Neighborhood Landscape - Other                | 0.00       | 208.33     | 208.33   | 100.00  | 0.00       | 1,666.64   | 1,666.64 | 100.00 | 2,500.00   |
| 7260-000 Neighborhood Irrigation-Common Areas          | 98.02      | 120.00     | 21.98    | 18.32   | 2,353.03   | 5,620.00   | 3,266.97 | 58.13  | 6,000.00   |
| 7265-000 Neigh Irrig Maint & Repairs                   | 0.00       | 0.00       | 0.00     | 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          | 770.70     | 83.33      | -687.37  | -824.88 | 1,101.00   | 666.64     | -434.36  | -65.16 | 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.         | 0.00       | 100.00     | 100.00   | 100.00  | 240.00     | 300.00     | 60.00    | 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       | 666.64     | 666.64   | 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       | 1,000.00   | 1,000.00 | 100.00 | 1,500.00   |
| 7290-000 TOTAL NEIGHBORHOOD EXPENSES                   | 2,470.58   | 2,347.60   | -122.98  | -5.24   | 34,042.60  | 39,067.63  | 5,025.03 | 12.86  | 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    | 24,320.00  | 24,320.00  | 0.00     | 0.00   | 36,480.00  |
| 9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION   | 3,040.00   | 3,040.00   | 0.00     | 0.00    | 24,330.00  | 24,320.00  | -10.00   | -0.04  | 36,914.00  |
| 9940-000 TOTAL EXPENSES                                | 5,510.58   | 5,387.60   | -122.98  | -2.28   | 58,372.60  | 63,387.63  | 5,015.03 | 7.91   | 85,697.20  |
| 9950-000 Excess (Deficiency) of Revenues over Expenses | 5,535.26   | 6,428.83   | -893.57  | -13.90  | 41,025.06  | 31,143.81  | 9,881.25 | 31.73  | 56,100.00  |

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

Period = Feb 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          | -53,168.00        | -53,168.00        | 0.00            | 0.00         | -56,100.00  |
|  | -155.75       | 0.00            | -155.75          | N/A           | -1,078.99         | 0.00              | -1,078.99       | N/A          | 0.00        |
|  | -4,830.75     | -4,675.00       | -155.75          | -3.33         | -54,246.99        | -53,168.00        | -1,078.99       | -2.03        | -56,100.00  |
| <b>Operating Excess (Deficiency) of Rev over Exp</b> | <b>704.51</b> | <b>1,753.83</b> | <b>-1,049.32</b> | <b>-59.83</b> | <b>-13,221.93</b> | <b>-22,024.19</b> | <b>8,802.26</b> | <b>39.97</b> | <b>0.00</b> |

**Reserve Expenses:**

No Reserve Expenses Scheduled for 2022-23

**Statement (12 months)**

Period = Jul 2022-Feb 2023

Book = Accrual ; Tree = ysi\_is

|                 | Jul 2022                                      | Aug 2022  | Sep 2022  | Oct 2022  | Nov 2022  | Dec 2022  | Jan 2023  | Feb 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  | 2,800.00  | 25,280.00 |
| 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  | 2,800.00  | 25,280.00 |
| 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  | 2,800.00  | 25,280.00 |
| 4010-000        | ASSOCIATION INCOME                            |           |           |           |           |           |           |           |           |           |
| 4020-000        | Late Fees / NSF                               | 10.00     | 0.00      | 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      | 6.49      | 45.31     |
| 4047-000        | Interest Income-Reserves                      | 93.23     | 94.30     | 94.42     | 96.71     | 99.60     | 204.27    | 240.71    | 155.75    | 1,078.99  |
| 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 | 8,083.60  | 72,983.36 |
| 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 | 8,245.84  | 74,117.66 |
| 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 | 11,045.84 | 99,397.66 |
| 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    | 5,800.00  |
| 7204-000        | Neighborhood Reserve Study                    | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 1,232.98  | 0.00      | 0.00      | 1,232.98  |
| 7226-000        | Neighborhood Electric /Gas                    | 9.90      | 10.10     | 10.42     | 10.52     | 11.16     | 11.28     | 11.17     | 11.84     | 86.39     |
| 7235-000        | Nghborhd Lndscpe Maint-Contract/Comm. Area    | 865.02    | 865.02    | 865.02    | 865.02    | 865.02    | 865.02    | 865.02    | 865.02    | 6,920.16  |
| 7260-000        | Neighborhood Irrigation-Common Areas          | 0.00      | 304.74    | 0.00      | 1,562.60  | 0.00      | 387.67    | 0.00      | 98.02     | 2,353.03  |
| 7265-000        | Neigh Irrig Maint & Repairs                   | 45.00     | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 200.00    | 0.00      | 245.00    |
| 7271-000        | Neighborhood Gutter/Roof Maintenance          | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 330.30    | 0.00      | 770.70    | 1,101.00  |
| 7272-000        | Neighborhood Gutter/Roof Cleaning             | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 2,091.90  | 0.00      | 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    | 0.00      | 240.00    |
| 7278-000        | Dryer Vent Cleaning                           | 0.00      | 0.00      | 1,255.14  | 0.00      | 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      | 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  | 2,470.58  | 34,042.60 |
| 8000-000        | COMMUNITY MANAGEMENT & ADMINISTRATION         |           |           |           |           |           |           |           |           |           |
| 9210-000        | NSF Fees                                      | 10.00     | 0.00      | 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  | 3,040.00  | 24,320.00 |
| 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  | 3,040.00  | 24,330.00 |
| 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  | 5,510.58  | 58,372.60 |
| 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 | 5,535.26  | 41,025.06 |

# Expense Distribution

Property=s95 AND mm/yy=02/2023-02/2023

| Account 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-83021 | s95      | 1032088983021   | 02/01/2023   | 02/2023 | 11.84           | 0.00          | 457     | 02/15/2023 | Acct #220010320889      |
| <b>Total 7226-000 - Neighborhood Electric /Gas</b> |         |          |                 |              |         | <b>11.84</b>    | <b>0.00</b>   |         |            |                         |
| <b>7235-000 - Nghborhd Lndscpe Maint-Cont...</b>   |         |          |                 |              |         |                 |               |         |            |                         |
| landcare - LandCare USA LLC                        | P-82715 | s95      | 597969          | 02/01/2023   | 02/2023 | 865.02          | 0.00          | 456     | 02/15/2023 | Contract Landscaping    |
| <b>Total 7235-000 - Nghborhd Lndscpe Main...</b>   |         |          |                 |              |         | <b>865.02</b>   | <b>0.00</b>   |         |            |                         |
| <b>7260-000 - Neighborhood Irrigation-Com...</b>   |         |          |                 |              |         |                 |               |         |            |                         |
| citiss - City of Issaquah                          | P-82861 | s95      | 30-9544-0082861 | 02/01/2023   | 02/2023 | 49.01           | 0.00          | 455     | 02/10/2023 | Account #30-9544-00     |
| citiss - City of Issaquah                          | P-82862 | s95      | 30-9549-0082862 | 02/01/2023   | 02/2023 | 49.01           | 0.00          | 455     | 02/10/2023 | Account #30-9549-00     |
| <b>Total 7260-000 - Neighborhood Irrigatio...</b>  |         |          |                 |              |         | <b>98.02</b>    | <b>0.00</b>   |         |            |                         |
| <b>7271-000 - Neighborhood Gutter/Roof Ma...</b>   |         |          |                 |              |         |                 |               |         |            |                         |
| skyroo - Skyway Roofing Service LLC                | P-82712 | s95      | 1704            | 02/01/2023   | 02/2023 | 770.70          | 0.00          | 454     | 02/07/2023 | 2531 Roof - 2542 Gutter |
| <b>Total 7271-000 - Neighborhood Gutter/Ro...</b>  |         |          |                 |              |         | <b>770.70</b>   | <b>0.00</b>   |         |            |                         |
|  |         |          |                 |              |         | <b>1,745.58</b> | <b>0.00</b>   |         |            |                         |