

View Ridge

FINANCIAL REPORT

Manager's Report for the month ending 45016

FINANCIAL SUMMARY:

As of 45016, operating cash totaled -\$1,029, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$473,673, for total assets of \$472,644.

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 45016, the Association incurred expenses and accrued costs totaling \$6,051, over budget by \$658.

YTD 45016, the Association incurred expenses and accrued costs totaling \$64,423, under budget by \$4,357.

As of 45016, replacement reserves totaled \$457,627.

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

Line Item	Amount	Under/Over	Explanation
Landscape Other	\$ 465.69	Under	Less than anticipated
Irrigation	\$ 3,266.97	Under	Less than anticipated
Pest Control	\$ 350.00	Under	Less than anticipated
Gutter/Roof Maintenance	\$ 351.03	Over	More than anticipated
Gutter/Roof Cleaning	\$ 326.90	Over	More than anticipated
Dryer Vent Cleaning	\$ 505.14	Over	More than anticipated
Maintenance	\$ 749.97	Under	Less than anticipated
Insurance	\$ 813.15	Over	More than anticipated
Contingency	\$ 1,125.00	Under	Less 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 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 Susan Carlson-Community Manager

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Balance Sheet (With Period Change)

Period = Mar 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	-1,028.95	9,684.84	-10,713.79
1030-000	CIT -Operating Money Market	16,045.16	5,165.57	10,879.59
1066-000	Certificate of Deposits - Reserve	301,225.00	300,000.00	1,225.00
1080-000	CIT - Reserve MM	156,402.44	151,646.89	4,755.55
1090-000	TOTAL CASH	472,643.65	466,497.30	6,146.35
1990-000	TOTAL ASSETS	472,643.65	466,497.30	6,146.35
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	-60,227.54	-54,246.99	-5,980.55
2850-000	Current Year Retained Earnings/Operating Fund	47,171.41	41,025.06	6,146.35
2855-000	Reserve Equity	457,627.44	451,646.89	5,980.55
2990-000	TOTAL CAPITAL	472,643.65	466,497.30	6,146.35
2999-000	TOTAL LIABILITIES & CAPITAL	472,643.65	466,497.30	6,146.35

View Ridge - IHCA Supplemental (s95) Budget Comparison

Period = Mar 2023

	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	28,080.00	27,360.00	720.00	2.63	36,480.00
3900-000 TOTAL OTHER INCOME	2,800.00	3,040.00	-240.00	-7.89	28,080.00	27,360.00	720.00	2.63	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	7.81	0.00	7.81	N/A	53.12	0.00	53.12	N/A	0.00
4047-000 Interest Income-Reserves	1,305.55	0.00	1,305.55	N/A	2,384.54	0.00	2,384.54	N/A	0.00
4070-000 Neighborhood Assessments	8,083.60	8,776.43	-692.83	-7.89	81,066.96	78,987.87	2,079.09	2.63	105,317.20
4390-000 TOTAL ASSOCIATION INCOME	9,396.96	8,776.43	620.53	7.07	83,514.62	78,987.87	4,526.75	5.73	105,317.20
4999-000 TOTAL REVENUE	12,196.96	11,816.43	380.53	3.22	111,594.62	106,347.87	5,246.75	4.93	141,797.20
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	6,525.00	6,525.00	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	225.00	225.00	100.00	300.00
7226-000 Neighborhood Electric /Gas	11.31	12.50	1.19	9.52	97.70	112.50	14.80	13.16	150.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	865.02	865.11	0.09	0.01	7,785.18	7,785.99	0.81	0.01	10,381.37
7250-000 Neighborhood Landscape - Other	1,409.28	208.33	-1,200.95	-576.47	1,409.28	1,874.97	465.69	24.84	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	2,353.03	5,620.00	3,266.97	58.13	6,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	125.00	125.00	100.00	245.00	250.00	5.00	2.00	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	1,101.00	749.97	-351.03	-46.81	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	400.00	160.00	40.00	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	749.97	749.97	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	1,125.00	1,125.00	100.00	1,500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,010.61	2,352.60	-658.01	-27.97	37,053.21	41,420.23	4,367.02	10.54	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	27,360.00	27,360.00	0.00	0.00	36,480.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,040.00	3,040.00	0.00	0.00	27,370.00	27,360.00	-10.00	-0.04	36,914.00
9940-000 TOTAL EXPENSES	6,050.61	5,392.60	-658.01	-12.20	64,423.21	68,780.23	4,357.02	6.33	85,697.20
9950-000 Excess (Deficiency) of Revenues over Expenses	6,146.35	6,423.83	-277.48	-4.32	47,171.41	37,567.64	9,603.77	25.56	56,100.00

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

	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	-57,843.00	-57,843.00	0.00	0.00	-56,100.00
	-1,305.55	0.00	-1,305.55	N/A	-2,384.54	0.00	-2,384.54	N/A	0.00
	-5,980.55	-4,675.00	-1,305.55	-27.93	-60,227.54	-57,843.00	-2,384.54	-4.12	-56,100.00
Operating Excess (Deficiency) of Rev over Exp	165.80	1,748.83	-1,583.03	-90.52	-13,056.13	-20,275.36	7,219.23	35.61	0.00

Reserve Expenses:

No Reserve Expenses Scheduled for 2022-23

Statement (12 months)

Period = Jul 2022-Mar 2023

Book = Accrual ; Tree = ysi_is

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	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	4,240.00	2,800.00	2,800.00	28,080.00
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	2,800.00	28,080.00
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	2,800.00	28,080.00
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	0.00	10.00
4045-000	Interest Income	7.32	5.65	5.12	4.63	1.63	5.98	8.49	6.49	7.81	53.12
4047-000	Interest Income-Reserves	93.23	94.30	94.42	96.71	99.60	204.27	240.71	155.75	1,305.55	2,384.54
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	8,083.60	81,066.96
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	9,396.96	83,514.62
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	12,196.96	111,594.62
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	725.00	6,525.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	1,232.98	0.00	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	11.31	97.70
7235-000	Neighborhood Landscape Maint-Contract/Comm. Area	865.02	865.02	865.02	865.02	865.02	865.02	865.02	865.02	865.02	7,785.18
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,409.28	1,409.28
7260-000	Neighborhood Irrigation-Common Areas	0.00	304.74	0.00	1,562.60	0.00	387.67	0.00	98.02	0.00	2,353.03
7265-000	Neighborhood Irrig Maint & Repairs	45.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	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	0.00	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	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	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	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	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	3,010.61	37,053.21
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	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	3,040.00	27,360.00
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	3,040.00	27,370.00
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	6,050.61	64,423.21
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	6,146.35	47,171.41

Expense Distribution

Property=s95 AND mm/yy=03/2023-03/2023

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
2075-000 - A/P Reimbursements										
t0009469 - Fu	P-83216	s95	95B-0022 220629-...	03/08/2023	03/2023	-303.48	-303.48			Reimb HO Overpaid Assessments
t0009469 - Fu	P-83216	s95	95B-0022 220629-...	03/08/2023	03/2023	303.48	303.48			Reimb HO Overpaid Assessments
t0009469 - Fu	P-83216	s95	95B-0022 220629-...	03/08/2023	03/2023	-303.48	-303.48			Reimb HO Overpaid Assessments
t0009469 - Fu	P-83375	s95	95B-0022 03/2023	03/10/2023	03/2023	303.48	0.00	458	03/10/2023	Reimb HO Overpaid Assessments
Total 2075-000 - A/P Reimbursements						0.00	-303.48			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-83465	s95	1032088983465	03/01/2023	03/2023	11.31	0.00	460	03/16/2023	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						11.31	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-83188	s95	606738	03/01/2023	03/2023	865.02	0.00	459	03/15/2023	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						865.02	0.00			
7250-000 - Neighborhood Landscape - Other										
landcare - LandCare USA LLC	P-83606	s95	605017	03/28/2023	03/2023	1,409.28	0.00	461	03/31/2023	Non-Contract Landscaping
Total 7250-000 - Neighborhood Landscap...						1,409.28	0.00			
						2,285.61	-303.48			