

View Ridge

FINANCIAL REPORT

Manager's Report for the month ending 45046

FINANCIAL SUMMARY:

As of 45046, operating cash totaled \$9,019, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$471,073, for total assets of \$480,092.

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 45046, the Association incurred expenses and accrued costs totaling \$4,746, under budget by \$801.

YTD 45046, the Association incurred expenses and accrued costs totaling \$69,170, under budget by \$5,158.

As of 45046, replacement reserves totaled \$463,608.

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

Line Item	Amount	Under/Over	Explanation
Landscape Other	\$ 674.02	Under	Less than anticipated
Irrigation	\$ 3,291.59	Under	Less than anticipated
Pest Control	\$ 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	\$ 833.30	Under	Less than anticipated
Insurance	\$ 813.15	Over	More than anticipated
Contingency	\$ 1,250.00	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

425-507-1134 - Susan.C@lhcommunity.org

Balance Sheet (With Period Change)

Period = Apr 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	9,018.86	-1,028.95	10,047.81
1030-000	CIT -Operating Money Market	7,465.62	16,045.16	-8,579.54
1066-000	Certificate of Deposits - Reserve	302,450.00	301,225.00	1,225.00
1080-000	CIT - Reserve MM	161,157.74	156,402.44	4,755.30
1090-000	TOTAL CASH	480,092.22	472,643.65	7,448.57
1990-000	TOTAL ASSETS	480,092.22	472,643.65	7,448.57
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	-66,207.84	-60,227.54	-5,980.30
2850-000	Current Year Retained Earnings/Operating Fund	54,619.98	47,171.41	7,448.57
2855-000	Reserve Equity	463,607.74	457,627.44	5,980.30
2990-000	TOTAL CAPITAL	480,092.22	472,643.65	7,448.57
2999-000	TOTAL LIABILITIES & CAPITAL	480,092.22	472,643.65	7,448.57

**View Ridge - IHCA Supplemental (s95)
Budget Comparison**
Period = Apr 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	30,880.00	30,400.00	480.00	1.58	36,480.00
3900-000 TOTAL OTHER INCOME	2,800.00	3,040.00	-240.00	-7.89	30,880.00	30,400.00	480.00	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	6.16	0.00	6.16	N/A	59.28	0.00	59.28	N/A	0.00
4047-000 Interest Income-Reserves	1,305.30	0.00	1,305.30	N/A	3,689.84	0.00	3,689.84	N/A	0.00
4070-000 Neighborhood Assessments	8,083.60	8,776.43	-692.83	-7.89	89,150.56	87,764.30	1,386.26	1.58	105,317.20
4390-000 TOTAL ASSOCIATION INCOME	9,395.06	8,776.43	618.63	7.05	92,909.68	87,764.30	5,145.38	5.86	105,317.20
4999-000 TOTAL REVENUE	12,195.06	11,816.43	378.63	3.20	123,789.68	118,164.30	5,625.38	4.76	141,797.20
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	7,250.00	7,250.00	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	250.00	250.00	100.00	300.00
7226-000 Neighborhood Electric /Gas	11.09	12.50	1.41	11.28	108.79	125.00	16.21	12.97	150.00
7235-000 Nghborhd Lndscpe Maint-Contract/Comm. Area	865.02	865.11	0.09	0.01	8,650.20	8,651.10	0.90	0.01	10,381.37
7250-000 Neighborhood Landscape - Other	0.00	208.33	208.33	100.00	1,409.28	2,083.30	674.02	32.35	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	105.38	130.00	24.62	18.94	2,458.41	5,750.00	3,291.59	57.24	6,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	250.00	250.00	100.00	245.00	500.00	255.00	51.00	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	833.30	-267.70	-32.13	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	0.00	0.00	N/A	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	833.30	833.30	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	1,250.00	1,250.00	100.00	1,500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,706.49	2,507.60	801.11	31.95	38,759.70	43,927.83	5,168.13	11.76	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	30,400.00	30,400.00	0.00	0.00	36,480.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,040.00	3,040.00	0.00	0.00	30,410.00	30,400.00	-10.00	-0.03	36,914.00
9940-000 TOTAL EXPENSES	4,746.49	5,547.60	801.11	14.44	69,169.70	74,327.83	5,158.13	6.94	85,697.20
9950-000 Excess (Deficiency) of Revenues over Expenses	7,448.57	6,268.83	1,179.74	18.82	54,619.98	43,836.47	10,783.51	24.60	56,100.00

View Ridge - IHCA Supplemental (s95) Budget Comparison

Period = Apr 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	-62,518.00	-62,518.00	0.00	0.00	-56,100.00
	-1,305.30	0.00	-1,305.30	N/A	-3,689.84	0.00	-3,689.84	N/A	0.00
	-5,980.30	-4,675.00	-1,305.30	-27.92	-66,207.84	-62,518.00	-3,689.84	-5.90	-56,100.00
Operating Excess (Deficiency) of Rev over Exp	1,468.27	1,593.83	-125.56	-7.88	-11,587.86	-18,681.53	7,093.67	37.97	0.00

Reserve Expenses:

No Reserve Expenses Scheduled for 2022-23

Statement (12 months)

Period = Jul 2022-Apr 2023

Book = Accrual ; Tree = ysi_is

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 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	2,800.00	30,880.00
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	2,800.00	30,880.00
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	2,800.00	30,880.00
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	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	6.16	59.28
4047-000	Interest Income-Reserves	93.23	94.30	94.42	96.71	99.60	204.27	240.71	155.75	1,305.55	1,305.30	3,689.84
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	8,083.60	89,150.56
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	9,395.06	92,909.68
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	12,195.06	123,789.68
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	725.00	7,250.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	1,232.98	0.00	0.00	0.00	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	11.09	108.79
7235-000	Nghborhd Lndscape Maint-Contract/Comm. Area	865.02	865.02	865.02	865.02	865.02	865.02	865.02	865.02	865.02	865.02	8,650.20
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,409.28	0.00	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	105.38	2,458.41
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	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	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	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	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	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	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	1,706.49	38,759.70
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	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	3,040.00	30,400.00
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	3,040.00	30,410.00
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	4,746.49	69,169.70
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	7,448.57	54,619.98

Expense Distribution

Property=s95 AND mm/yy=04/2023-04/2023

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-83971	s95	1032088983971	04/01/2023	04/2023	11.09	0.00	464	04/21/2023	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						11.09	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-83654	s95	617085	04/01/2023	04/2023	865.02	0.00	463	04/20/2023	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						865.02	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-83863	s95	30-9544-0083863	04/01/2023	04/2023	52.69	0.00	462	04/20/2023	Account #30-9544-00
citiss - City of Issaquah	P-83864	s95	30-9549-0083864	04/01/2023	04/2023	52.69	0.00	462	04/20/2023	Account #30-9549-00
Total 7260-000 - Neighborhood Irrigatio...						105.38	0.00			
						981.49	0.00			