

View Ridge

FINANCIAL REPORT

Manager's Report for the month ending 45047

FINANCIAL SUMMARY:

As of 45047, operating cash totaled \$24, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$486,970, for total assets of \$486,993.

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 45047, the Association incurred expenses and accrued costs totaling \$5,302, under budget by \$216.

YTD 45047, the Association incurred expenses and accrued costs totaling \$74,471, under budget by \$5,374.

As of 45047, replacement reserves totaled \$469,594.

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

Line Item	Amount	Under/Over	Explanation
Landscape Other	\$ 882.35	Under	Less than anticipated
Irrigation	\$ 3,291.59	Under	Less than anticipated
Pest Control	\$ 700.00	Under	Less than anticipated
Gutter/Roof Maintenance	\$ 844.97	Over	More than anticipated
Gutter/Roof Cleaning	\$ 326.90	Over	More than anticipated
Dryer Vent Cleaning	\$ 505.14	Over	More than anticipated
Maintenance	\$ 916.63	Under	Less than anticipated
Insurance	\$ 813.15	Over	More than anticipated
Contingency	\$ 1,375.00	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 turned on Spring 2023

Gutter cleaning performed November 2022

Dryer vent cleaning performed September 2022

Pest control to be performed summer 2023

Exterior Painting and Pressure Washing to be performed Summer 2023

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 = May 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	23.56	9,018.86	-8,995.30
1030-000	CIT -Operating Money Market	17,376.40	7,465.62	9,910.78
1066-000	Certificate of Deposits - Reserve	303,675.00	302,450.00	1,225.00
1080-000	CIT - Reserve MM	165,918.53	161,157.74	4,760.79
1090-000	TOTAL CASH	486,993.49	480,092.22	6,901.27
1990-000	TOTAL ASSETS	486,993.49	480,092.22	6,901.27
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	-72,193.63	-66,207.84	-5,985.79
2850-000	Current Year Retained Earnings/Operating Fund	61,521.25	54,619.98	6,901.27
2855-000	Reserve Equity	469,593.53	463,607.74	5,985.79
2990-000	TOTAL CAPITAL	486,993.49	480,092.22	6,901.27
2999-000	TOTAL LIABILITIES & CAPITAL	486,993.49	480,092.22	6,901.27

**View Ridge - IHCA Supplemental (s95)
Budget Comparison**
Period = May 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	33,680.00	33,440.00	240.00	0.72	36,480.00
3900-000 TOTAL OTHER INCOME	2,800.00	3,040.00	-240.00	-7.89	33,680.00	33,440.00	240.00	0.72	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	8.45	0.00	8.45	N/A	67.73	0.00	67.73	N/A	0.00
4047-000 Interest Income-Reserves	1,310.79	0.00	1,310.79	N/A	5,000.63	0.00	5,000.63	N/A	0.00
4070-000 Neighborhood Assessments	8,083.60	8,776.43	-692.83	-7.89	97,234.16	96,540.73	693.43	0.72	105,317.20
4390-000 TOTAL ASSOCIATION INCOME	9,402.84	8,776.43	626.41	7.14	102,312.52	96,540.73	5,771.79	5.98	105,317.20
4999-000 TOTAL REVENUE	12,202.84	11,816.43	386.41	3.27	135,992.52	129,980.73	6,011.79	4.63	141,797.20
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	7,975.00	7,975.00	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	275.00	275.00	100.00	300.00
7226-000 Neighborhood Electric /Gas	10.95	12.50	1.55	12.40	119.74	137.50	17.76	12.92	150.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	865.02	865.11	0.09	0.01	9,515.22	9,516.21	0.99	0.01	10,381.37
7250-000 Neighborhood Landscape - Other	0.00	208.33	208.33	100.00	1,409.28	2,291.63	882.35	38.50	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	2,458.41	5,750.00	3,291.59	57.24	6,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	245.00	500.00	255.00	51.00	500.00
7266-000 Neighborhood Pest Control	0.00	350.00	350.00	100.00	0.00	700.00	700.00	100.00	700.00
7271-000 Neighborhood Gutter/Roof Maintenance	660.60	83.33	-577.27	-692.75	1,761.60	916.63	-844.97	-92.18	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	916.63	916.63	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	1,375.00	1,375.00	100.00	1,500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	2,261.57	2,477.60	216.03	8.72	41,021.27	46,405.43	5,384.16	11.60	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	33,440.00	33,440.00	0.00	0.00	36,480.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,040.00	3,040.00	0.00	0.00	33,450.00	33,440.00	-10.00	-0.03	36,914.00
9940-000 TOTAL EXPENSES	5,301.57	5,517.60	216.03	3.92	74,471.27	79,845.43	5,374.16	6.73	85,697.20
9950-000 Excess (Deficiency) of Revenues over Expenses	6,901.27	6,298.83	602.44	9.56	61,521.25	50,135.30	11,385.95	22.71	56,100.00

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

Period = May 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	-67,193.00	-67,193.00	0.00	0.00	-56,100.00
	-1,310.79	0.00	-1,310.79	N/A	-5,000.63	0.00	-5,000.63	N/A	0.00
	-5,985.79	-4,675.00	-1,310.79	-28.04	-72,193.63	-67,193.00	-5,000.63	-7.44	-56,100.00
Operating Excess (Deficiency) of Rev over Exp	915.48	1,623.83	-708.35	-43.62	-10,672.38	-17,057.70	6,385.32	37.43	0.00

Reserve Expenses:

No Reserve Expenses Scheduled for 2022-23

Statement (12 months)

Period = Jul 2022-May 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	May 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	2,800.00	33,680.00
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	2,800.00	33,680.00
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	2,800.00	33,680.00
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	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	8.45	67.73
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	1,310.79	5,000.63
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	8,083.60	97,234.16
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	9,402.84	102,312.52
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	12,202.84	135,992.52
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	725.00	7,975.00
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	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	10.95	119.74
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	865.02	865.02	865.02	865.02	865.02	865.02	865.02	865.02	865.02	865.02	865.02	9,515.22
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	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	0.00	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	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	660.60	1,761.60
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	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	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	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	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	2,261.57	41,021.27
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	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	3,040.00	33,440.00
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	3,040.00	33,450.00
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	5,301.57	74,471.27
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	6,901.27	61,521.25

Expense Distribution

Property=s95 AND mm/yy=05/2023-05/2023

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-84250	s95	1032088984250	05/01/2023	05/2023	10.95	0.00	467	05/12/2023	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						10.95	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-84058	s95	624362	05/01/2023	05/2023	865.02	0.00	466	05/10/2023	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						865.02	0.00			
7271-000 - Neighborhood Gutter/Roof Ma...										
skyroo - Skyway Roofing Service LLC	P-84089	s95	1715	05/02/2023	05/2023	660.60	0.00	465	05/03/2023	Roof / Gutter Maintenance
Total 7271-000 - Neighborhood Gutter/Ro...						660.60	0.00			
						1,536.57	0.00			