

**View Ridge**

**FINANCIAL REPORT**

**Manager's Report for the month ending 45078**

**FINANCIAL SUMMARY:**

As of 45078, operating cash totaled \$581, unpaid assessments (receivables) totaled \$321, and 'other' cash (or cash equivalents) totaled \$432,961, for total assets of \$433,863.

Operating liabilities totaled \$0, prepaid assessments totaled \$4,404, and 'other' liabilities totaled \$0, for total liabilities of \$4,404.

Cash position \$ 451,178.91

For the month ending 45078, the Association incurred expenses and accrued costs totaling \$7,906, over budget by \$2,054.

YTD 45078, the Association incurred expenses and accrued costs totaling \$82,377, under budget by \$3,320.

As of 45078, replacement reserves totaled \$413,686.

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

Line Item	Amount	Under/Over	Explanation
Irrigation-Common Areas	\$ 3,421.42	Under	Less than anticipated
Pest Control	\$ 700.00	Under	Less than anticipated
Gutter/Roof Maintenance	\$ 761.60	Over	More than anticipated
Gutter/Roof Cleaning	\$ 326.90	Over	More than anticipated
Dryer Vent Cleaning	\$ 505.14	Over	More than anticipated
Maintenance	\$ 1,000.00	Under	Less than anticipated
Insurance	\$ 813.15	Over	More than anticipated
Contingency	\$ 1,500.00	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 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

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

**Balance Sheet (With Period Change)**

Period = Jun 2023

Book = Accrual ; Tree = ysi\_bs

		Balance Current Period	Beginning Balance	Net Change
<b>1000-000</b>	<b>ASSETS</b>			
1005-000	CASH			
1015-000	CIT - Checking	581.24	23.56	557.68
1030-000	CIT -Operating Money Market	19,275.23	17,376.40	1,898.83
1066-000	Certificate of Deposits - Reserve	304,900.00	303,675.00	1,225.00
1080-000	CIT - Reserve MM	108,786.05	165,918.53	-57,132.48
1090-000	TOTAL CASH	433,542.52	486,993.49	-53,450.97
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	320.96	0.00	320.96
1248-000	TOTAL ACCOUNTS RECEIVABLE	320.96	0.00	320.96
1990-000	TOTAL ASSETS	433,863.48	486,993.49	-53,130.01
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	4,404.32	0.00	4,404.32
2680-000	TOTAL OTHER LIABILITIES	4,404.32	0.00	4,404.32
2690-000	TOTAL LIABILITIES	4,404.32	0.00	4,404.32
<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	-78,170.33	-72,193.63	-5,976.70
2850-000	Current Year Retained Earnings/Operating Fund	65,871.10	61,521.25	4,349.85
2855-000	Reserve Equity	413,686.05	469,593.53	-55,907.48
2990-000	TOTAL CAPITAL	429,459.16	486,993.49	-57,534.33
2999-000	TOTAL LIABILITIES & CAPITAL	433,863.48	486,993.49	-53,130.01

**View Ridge - IHCA Supplemental (s95)**  
**Budget Comparison**  
 Period = Jun 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	36,480.00	36,480.00	0.00	0.00	36,480.00
3900-000 TOTAL OTHER INCOME	2,800.00	3,040.00	-240.00	-7.89	36,480.00	36,480.00	0.00	0.00	36,480.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	60.00	0.00	60.00	N/A	70.00	0.00	70.00	N/A	0.00
4045-000 Interest Income	10.21	0.00	10.21	N/A	77.94	0.00	77.94	N/A	0.00
4047-000 Interest Income-Reserves	1,301.70	0.00	1,301.70	N/A	6,302.33	0.00	6,302.33	N/A	0.00
4070-000 Neighborhood Assessments	8,083.60	8,776.47	-692.87	-7.89	105,317.76	105,317.20	0.56	0.00	105,317.20
4390-000 TOTAL ASSOCIATION INCOME	9,455.51	8,776.47	679.04	7.74	111,768.03	105,317.20	6,450.83	6.13	105,317.20
4999-000 TOTAL REVENUE	12,255.51	11,816.47	439.04	3.72	148,248.03	141,797.20	6,450.83	4.55	141,797.20
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	8,700.00	8,700.00	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	300.00	300.00	100.00	300.00
7226-000 Neighborhood Electric /Gas	10.47	12.50	2.03	16.24	130.21	150.00	19.79	13.19	150.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	865.02	865.16	0.14	0.02	10,380.24	10,381.37	1.13	0.01	10,381.37
7250-000 Neighborhood Landscape - Other	1,000.00	208.37	-791.63	-379.92	2,409.28	2,500.00	90.72	3.63	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	120.17	250.00	129.83	51.93	2,578.58	6,000.00	3,421.42	57.02	6,000.00
7265-000 Neigh Irrig Maint & Repairs	400.00	0.00	-400.00	N/A	645.00	500.00	-145.00	-29.00	500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	700.00	700.00	100.00	700.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	83.37	83.37	100.00	1,761.60	1,000.00	-761.60	-76.16	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	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	83.37	83.37	100.00	0.00	1,000.00	1,000.00	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	1,500.00	1,500.00	100.00	1,500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,120.66	2,377.77	-742.89	-31.24	44,141.93	48,783.20	4,641.27	9.51	48,783.20
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	20.00	0.00	-20.00	N/A	30.00	0.00	-30.00	N/A	0.00
9610-000 Federal Income Tax	1,725.00	434.00	-1,291.00	-297.47	1,725.00	434.00	-1,291.00	-297.47	434.00
9830-000 Master Base Assessments	3,040.00	3,040.00	0.00	0.00	36,480.00	36,480.00	0.00	0.00	36,480.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	4,785.00	3,474.00	-1,311.00	-37.74	38,235.00	36,914.00	-1,321.00	-3.58	36,914.00
9940-000 TOTAL EXPENSES	7,905.66	5,851.77	-2,053.89	-35.10	82,376.93	85,697.20	3,320.27	3.87	85,697.20
9950-000 Excess (Deficiency) of Revenues over Expenses	4,349.85	5,964.70	-1,614.85	-27.07	65,871.10	56,100.00	9,771.10	17.42	56,100.00

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b><u>Less Reserve Items:</u></b>									
Reserve Contributions	-4,675.00	-4,675.00	0.00	0.00	-71,868.00	-71,868.00	0.00	0.00	-56,100.00
	-1,301.70	0.00	-1,301.70	N/A	-6,302.33	0.00	-6,302.33	N/A	0.00
	-5,976.70	-4,675.00	-1,301.70	-27.84	-78,170.33	-71,868.00	-6,302.33	-8.77	-56,100.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>-1,626.85</b>	<b>1,289.70</b>	<b>-2,916.55</b>	<b>N/A</b>	<b>-12,299.23</b>	<b>-15,768.00</b>	<b>3,468.77</b>	<b>22.00</b>	<b>0.00</b>
<b><u>Reserve Expenses:</u></b>									
Exterior Paint	61,884.18				61,884.18				

**Statement (12 months)**

Period = Jul 2022-Jun 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	Jun 2023	Total
<b>3000-000 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	2,800.00	2,800.00	2,800.00	2,800.00	36,480.00
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	2,800.00	36,480.00
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	2,800.00	36,480.00
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	60.00	70.00
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	10.21	77.94
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	1,301.70	6,302.33
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	8,083.60	105,317.76
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	9,455.51	111,768.03
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	12,255.51	148,248.03
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	725.00	8,700.00
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	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	10.47	130.21
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	865.02	10,380.24
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	1,000.00	2,409.28
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	120.17	2,578.58
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	400.00	645.00
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	0.00	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	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	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	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	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	3,120.66	44,141.93
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	20.00	30.00
9610-000 Federal Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,725.00	1,725.00
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	3,040.00	36,480.00
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	4,785.00	38,235.00
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	7,905.66	82,376.93
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	4,349.85	65,871.10

# Expense Distribution

Property=s95 AND mm/yy=06/2023-06/2023

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>2855-000 - Reserve Equity</b>										
360sol - Three Sixty Solutions	P-84424	s95	2976	06/14/2023	06/2023	61,884.18	0.00	105	06/15/2023	Exterior Painting Deposit
<b>Total 2855-000 - Reserve Equity</b>						<b>61,884.18</b>	<b>0.00</b>			
<b>7226-000 - Neighborhood Electric /Gas</b>										
pugsou - Puget Sound Energy	P-84553	s95	1032088984553	06/01/2023	06/2023	10.47	0.00	469	06/22/2023	Acct #220010320889
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>10.47</b>	<b>0.00</b>			
<b>7235-000 - Nghborhd Lndscpe Maint-Cont...</b>										
landcare - LandCare USA LLC	P-84358	s95	635693	06/01/2023	06/2023	865.02	0.00	468	06/07/2023	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>865.02</b>	<b>0.00</b>			
<b>7250-000 - Neighborhood Landscape - Other</b>										
landcare - LandCare USA LLC	P-84761	s95	638874	06/20/2023	06/2023	1,000.00	0.00	471	06/23/2023	Landscape & Irrigation Repairs
<b>Total 7250-000 - Neighborhood Landscap...</b>						<b>1,000.00</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-84697	s95	30-9544-0084697	06/01/2023	06/2023	52.69	0.00	470	06/23/2023	Account #30-9544-00
citiss - City of Issaquah	P-84698	s95	30-9549-0084698	06/01/2023	06/2023	67.48	0.00	470	06/23/2023	Account #30-9549-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>120.17</b>	<b>0.00</b>			
<b>7265-000 - Neigh Irrig Maint &amp; Repairs</b>										
isscom - Issaquah Highlands Communit...	P-84768	s95	T9542 06/23 BB	06/24/2023	06/2023	400.00	0.00	472	06/24/2023	W/O #5024 Irrigation Start Up
<b>Total 7265-000 - Neigh Irrig Maint &amp; Repairs</b>						<b>400.00</b>	<b>0.00</b>			
						<b>64,279.84</b>	<b>0.00</b>			