

View Ridge

FINANCIAL REPORT

Manager's Report for the month ending 45108

FINANCIAL SUMMARY:

As of 45108, operating cash totaled \$5,208, unpaid assessments (receivables) totaled -\$681, and 'other' cash (or cash equivalents) totaled \$420,801, for total assets of \$425,329.

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 45108, the Association incurred expenses and accrued costs totaling \$23,497, over budget by \$2,769.

YTD 45108, the Association incurred expenses and accrued costs totaling \$23,497, under budget by \$2,769.

As of 45108, replacement reserves totaled \$420,801.

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

Line Item	Amount	Under/Over	Explanation
Reserve Study	\$ 1,232.98	Under	Less than anticipated
Irrigation-Common Areas	\$ 1,000.00	Under	Less than anticipated
Insurance	\$ 5,643.00	Over	More 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 performed spring 2023

Irrigation turned on Spring 2023

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 = Jul 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	5,208.16	581.24	4,626.92
1030-000	CIT -Operating Money Market	7.83	19,275.23	-19,267.40
1066-000	Certificate of Deposits - Reserve	306,125.00	304,900.00	1,225.00
1080-000	CIT - Reserve MM	114,676.20	108,786.05	5,890.15
1090-000	TOTAL CASH	426,017.19	433,542.52	-7,525.33
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	-680.56	320.96	-1,001.52
1248-000	TOTAL ACCOUNTS RECEIVABLE	-680.56	320.96	-1,001.52
1990-000	TOTAL ASSETS	425,336.63	433,863.48	-8,526.85
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
1999-000	ACCOUNTS PAYABLE			
2000-000	Accounts Payable-Trade	50.00	0.00	50.00
2205-000	TOTAL ACCOUNTS PAYABLE	50.00	0.00	50.00
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	0.00	4,404.32	-4,404.32
2680-000	TOTAL OTHER LIABILITIES	0.00	4,404.32	-4,404.32
2690-000	TOTAL LIABILITIES	50.00	4,404.32	-4,354.32
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	15,773.11	28,072.34	-12,299.23
2830-000	Current Year Reserve Transfers	-7,115.15	-78,170.33	71,055.18
2850-000	Current Year Retained Earnings/Operating Fund	-4,172.53	65,871.10	-70,043.63
2855-000	Reserve Equity	420,801.20	413,686.05	7,115.15
2990-000	TOTAL CAPITAL	425,286.63	429,459.16	-4,172.53
2999-000	TOTAL LIABILITIES & CAPITAL	425,336.63	433,863.48	-8,526.85

View Ridge - IHCA Supplemental (s95)
Budget Comparison
 Period = Jul 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	4,293.00	3,078.00	1,215.00	39.47	4,293.00	3,078.00	1,215.00	39.47	36,936.00
3900-000 TOTAL OTHER INCOME	4,293.00	3,078.00	1,215.00	39.47	4,293.00	3,078.00	1,215.00	39.47	36,936.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	8.13	0.00	8.13	N/A	8.13	0.00	8.13	N/A	0.00
4047-000 Interest Income-Reserves	1,281.82	0.00	1,281.82	N/A	1,281.82	0.00	1,281.82	N/A	0.00
4070-000 Neighborhood Assessments	13,741.84	9,852.58	3,889.26	39.47	13,741.84	9,852.58	3,889.26	39.47	118,230.98
4390-000 TOTAL ASSOCIATION INCOME	15,031.79	9,852.58	5,179.21	52.57	15,031.79	9,852.58	5,179.21	52.57	118,230.98
4999-000 TOTAL REVENUE	19,324.79	12,930.58	6,394.21	49.45	19,324.79	12,930.58	6,394.21	49.45	155,166.98
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	725.00	725.00	0.00	0.00	8,700.00
7204-000 Neighborhood Reserve Study	0.00	1,232.98	1,232.98	100.00	0.00	1,232.98	1,232.98	100.00	1,232.98
7211-000 Neighborhood Legal Services	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
7226-000 Neighborhood Electric /Gas	10.35	12.50	2.15	17.20	10.35	12.50	2.15	17.20	150.00
7235-000 Nghborhd Lndscpe Maint-Contract/Comm. Area	890.97	891.08	0.11	0.01	890.97	891.08	0.11	0.01	10,693.00
7250-000 Neighborhood Landscape - Other	0.00	208.33	208.33	100.00	0.00	208.33	208.33	100.00	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	4,000.00
7265-000 Neigh Irrig Maint & Repairs	50.00	100.00	50.00	50.00	50.00	100.00	50.00	50.00	500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	700.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	230.42	230.42	100.00	0.00	230.42	230.42	100.00	2,765.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	400.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,256.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
7288-000 Neighborhood Property Insurance	18,743.00	13,100.00	-5,643.00	-43.08	18,743.00	13,100.00	-5,643.00	-43.08	13,100.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	20,419.32	17,650.31	-2,769.01	-15.69	20,419.32	17,650.31	-2,769.01	-15.69	47,796.98
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
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	3,078.00	3,078.00	0.00	0.00	3,078.00	3,078.00	0.00	0.00	36,936.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,078.00	3,078.00	0.00	0.00	3,078.00	3,078.00	0.00	0.00	37,370.00
9940-000 TOTAL EXPENSES	23,497.32	20,728.31	-2,769.01	-13.36	23,497.32	20,728.31	-2,769.01	-13.36	85,166.98
9950-000 Excess (Deficiency) of Revenues over Expenses	-4,172.53	-7,797.73	3,625.20	46.49	-4,172.53	-7,797.73	3,625.20	46.49	70,000.00

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

Period = Jul 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-5,833.33	-5,833.33	0.00	0.00	-5,833.33	-5,833.33	0.00	0.00	-70,000.00
	-1,281.82	0.00	-1,281.82	N/A	-1,281.82	0.00	-1,281.82	N/A	0.00
	-7,115.15	-5,833.33	-1,281.82	-21.97	-7,115.15	-5,833.33	-1,281.82	-21.97	-70,000.00
Operating Excess (Deficiency) of Rev over Exp	-11,287.68	-13,631.06	2,343.38	17.19	-11,287.68	-13,631.06	2,343.38	17.19	0.00

Reserve Expenses:

Concrete Driveway Repairs	3,780.00
Concrete Sidewalk & Driveway Repairs	5,250.00
Drainage Clean & Inspect	6,620.00
Roof - Inspect, Clean, Repair	5,400.00

Statement (12 months)

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Total
3000-000	INCOME		
3500-000	OTHER INCOME		
3590-000	IHCA Master Base Assess. Income	4,293.00	4,293.00
3900-000	TOTAL OTHER INCOME	4,293.00	4,293.00
3999-000	TOTAL PM INCOME	4,293.00	4,293.00
4010-000	ASSOCIATION INCOME		
4045-000	Interest Income	8.13	8.13
4047-000	Interest Income-Reserves	1,281.82	1,281.82
4070-000	Neighborhood Assessments	13,741.84	13,741.84
4390-000	TOTAL ASSOCIATION INCOME	15,031.79	15,031.79
4999-000	TOTAL REVENUE	19,324.79	19,324.79
6000-000	EXPENSES		
7200-000	NEIGHBORHOOD EXPENSES		
7201-000	Neighborhood Management Fees	725.00	725.00
7226-000	Neighborhood Electric /Gas	10.35	10.35
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	890.97	890.97
7265-000	Neigh Irrig Maint & Repairs	50.00	50.00
7288-000	Neighborhood Property Insurance	18,743.00	18,743.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	20,419.32	20,419.32
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION		
9830-000	Master Base Assessments	3,078.00	3,078.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,078.00	3,078.00
9940-000	TOTAL EXPENSES	23,497.32	23,497.32
9950-000	Excess (Deficiency) of Revenues over Expenses	-4,172.53	-4,172.53

Expense Distribution

Property=s95 AND mm/yy=07/2023-07/2023

Account Code - Name Vendor 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-85102	s95	1032088985102	07/01/2023	07/2023	10.35	0.00	475	07/25/2023	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						10.35	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-84826	s95	645175	07/01/2023	07/2023	890.97	0.00	474	07/17/2023	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						890.97	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
certba - Certified Backflow Testing, Inc.	P-85114	s95	051067	07/07/2023	07/2023	50.00	50.00			Backflow Testing
Total 7265-000 - Neigh Irrig Maint & Repairs						50.00	50.00			
7288-000 - Neighborhood Property Insurance										
hubint - HUB International	P-84875	s95	3248248	07/13/2023	07/2023	18,743.00	0.00	473	07/17/2023	Account #ISSAHIG-01
Total 7288-000 - Neighborhood Property I...						18,743.00	0.00			
						19,694.32	50.00			