

**View Ridge**

**FINANCIAL REPORT**

**Manager's Report for the month ending 45139**

**FINANCIAL SUMMARY:**

As of 45139, operating cash totaled \$5,202, unpaid assessments (receivables) totaled -\$340, and 'other' cash (or cash equivalents) totaled \$427,919, for total assets of \$432,781.

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 45139, the Association incurred expenses and accrued costs totaling \$5,701, under budget by \$694.

YTD 45139, the Association incurred expenses and accrued costs totaling \$29,198, under budget by \$2,075.

As of 45139, replacement reserves totaled \$427,919.

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

Line Item	Amount	Under/Over	Explanation
Reserve Study	\$ 1,232.98	Under	Less than anticipated
Landscape-Other	\$ 416.66	Under	Less than anticipated
Irrigation-Common Areas	\$ 1,003.57	Under	Less than anticipated
Gutter/Roof Maintenance	\$ 460.84	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
<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**

Landscape Improvements Fall 2023

Irrigation turned on Spring 2023

Pest Control performed summer 2023

Exterior Painting and Pressure Washing Phase 1 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 = Aug 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	5,201.52	5,208.16	-6.64
1030-000	CIT -Operating Money Market	2.05	7.83	-5.78
1066-000	Certificate of Deposits - Reserve	307,350.00	306,125.00	1,225.00
1080-000	CIT - Reserve MM	120,569.48	114,676.20	5,893.28
1090-000	TOTAL CASH	433,123.05	426,017.19	7,105.86
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	-340.28	-680.56	340.28
1248-000	TOTAL ACCOUNTS RECEIVABLE	-340.28	-680.56	340.28
1990-000	TOTAL ASSETS	432,782.77	425,336.63	7,446.14
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
1999-000	ACCOUNTS PAYABLE			
2000-000	Accounts Payable-Trade	0.00	50.00	-50.00
2205-000	TOTAL ACCOUNTS PAYABLE	0.00	50.00	-50.00
2690-000	TOTAL LIABILITIES	0.00	50.00	-50.00
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	15,773.11	15,773.11	0.00
2830-000	Current Year Reserve Transfers	-14,233.43	-7,115.15	-7,118.28
2850-000	Current Year Retained Earnings/Operating Fund	3,323.61	-4,172.53	7,496.14
2855-000	Reserve Equity	427,919.48	420,801.20	7,118.28
2990-000	TOTAL CAPITAL	432,782.77	425,286.63	7,496.14
2999-000	TOTAL LIABILITIES & CAPITAL	432,782.77	425,336.63	7,446.14

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

Period = Aug 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3000-000</b>	<b>INCOME</b>								
3500-000	OTHER INCOME								
3590-000	2,835.00	3,078.00	-243.00	-7.89	7,128.00	6,156.00	972.00	15.79	36,936.00
3900-000	2,835.00	3,078.00	-243.00	-7.89	7,128.00	6,156.00	972.00	15.79	36,936.00
4010-000	ASSOCIATION INCOME								
4045-000	2.26	0.00	2.26	N/A	10.39	0.00	10.39	N/A	0.00
4047-000	1,284.95	0.00	1,284.95	N/A	2,566.77	0.00	2,566.77	N/A	0.00
4070-000	9,074.80	9,852.58	-777.78	-7.89	22,816.64	19,705.16	3,111.48	15.79	118,230.98
4390-000	10,362.01	9,852.58	509.43	5.17	25,393.80	19,705.16	5,688.64	28.87	118,230.98
4999-000	13,197.01	12,930.58	266.43	2.06	32,521.80	25,861.16	6,660.64	25.76	155,166.98
7200-000	NEIGHBORHOOD EXPENSES								
7201-000	725.00	725.00	0.00	0.00	1,450.00	1,450.00	0.00	0.00	8,700.00
7204-000	0.00	0.00	0.00	N/A	0.00	1,232.98	1,232.98	100.00	1,232.98
7211-000	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
7226-000	10.47	12.50	2.03	16.24	20.82	25.00	4.18	16.72	150.00
7235-000	890.97	891.08	0.11	0.01	1,781.94	1,782.16	0.22	0.01	10,693.00
7250-000	0.00	208.33	208.33	100.00	0.00	416.66	416.66	100.00	2,500.00
7260-000	996.43	1,000.00	3.57	0.36	996.43	2,000.00	1,003.57	50.18	4,000.00
7265-000	0.00	100.00	100.00	100.00	50.00	200.00	150.00	75.00	500.00
7266-000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	700.00
7271-000	0.00	230.42	230.42	100.00	0.00	460.84	460.84	100.00	2,765.00
7274-000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	400.00
7278-000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,256.00
7280-000	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
7288-000	0.00	0.00	0.00	N/A	18,743.00	13,100.00	-5,643.00	-43.08	13,100.00
7289-000	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
7290-000	2,622.87	3,317.33	694.46	20.93	23,042.19	20,967.64	-2,074.55	-9.89	47,796.98
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION								
9610-000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	434.00
9830-000	3,078.00	3,078.00	0.00	0.00	6,156.00	6,156.00	0.00	0.00	36,936.00
9910-000	3,078.00	3,078.00	0.00	0.00	6,156.00	6,156.00	0.00	0.00	37,370.00
9940-000	5,700.87	6,395.33	694.46	10.86	29,198.19	27,123.64	-2,074.55	-7.65	85,166.98
9950-000	7,496.14	6,535.25	960.89	14.70	3,323.61	-1,262.48	4,586.09	363.26	70,000.00

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

Period = Aug 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-5,833.33	-5,833.33	0.00	0.00	-11,666.66	-11,666.66	0.00	0.00	-70,000.00
	-1,284.95	0.00	-1,284.95	N/A	-2,566.77	0.00	-2,566.77	N/A	0.00
	-7,118.28	-5,833.33	-1,284.95	-22.03	-14,233.43	-11,666.66	-2,566.77	-22.00	-70,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>377.86</b>	<b>701.92</b>	<b>-324.06</b>	<b>-46.17</b>	<b>-10,909.82</b>	<b>-12,929.14</b>	<b>2,019.32</b>	<b>15.62</b>	<b>0.00</b>

**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-Aug 2023

Book = Accrual ; Tree = ysi\_is

		Jul 2023	Aug 2023	Total
<b>3000-000</b>	<b>INCOME</b>			
3500-000	OTHER INCOME			
3590-000	IHCA Master Base Assess. Income	4,293.00	2,835.00	7,128.00
3900-000	TOTAL OTHER INCOME	4,293.00	2,835.00	7,128.00
3999-000	TOTAL PM INCOME	4,293.00	2,835.00	7,128.00
4010-000	ASSOCIATION INCOME			
4045-000	Interest Income	8.13	2.26	10.39
4047-000	Interest Income-Reserves	1,281.82	1,284.95	2,566.77
4070-000	Neighborhood Assessments	13,741.84	9,074.80	22,816.64
4390-000	TOTAL ASSOCIATION INCOME	15,031.79	10,362.01	25,393.80
4999-000	TOTAL REVENUE	19,324.79	13,197.01	32,521.80
6000-000	EXPENSES			
7200-000	NEIGHBORHOOD EXPENSES			
7201-000	Neighborhood Management Fees	725.00	725.00	1,450.00
7226-000	Neighborhood Electric /Gas	10.35	10.47	20.82
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	890.97	890.97	1,781.94
7260-000	Neighborhood Irrigation-Common Areas	0.00	996.43	996.43
7265-000	Neigh Irrig Maint & Repairs	50.00	0.00	50.00
7288-000	Neighborhood Property Insurance	18,743.00	0.00	18,743.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	20,419.32	2,622.87	23,042.19
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION			
9830-000	Master Base Assessments	3,078.00	3,078.00	6,156.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,078.00	3,078.00	6,156.00
9940-000	TOTAL EXPENSES	23,497.32	5,700.87	29,198.19
9950-000	Excess (Deficiency) of Revenues over Expenses	-4,172.53	7,496.14	3,323.61

# Expense Distribution

Property=s95 AND mm/yy=08/2023-08/2023

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7226-000 - Neighborhood Electric /Gas</b>										
pugsou - Puget Sound Energy	P-85486	s95	1032088985486	08/01/2023	08/2023	10.47	0.00	479	08/24/2023	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-85137	s95	655132	08/01/2023	08/2023	890.97	0.00	477	08/15/2023	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>890.97</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-85328	s95	30-9544-0085328	08/01/2023	08/2023	52.69	0.00	478	08/24/2023	Account #30-9544-00
citiss - City of Issaquah	P-85329	s95	30-9549-0085329	08/01/2023	08/2023	943.74	0.00	478	08/24/2023	Account #30-9549-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>996.43</b>	<b>0.00</b>			
						<b>1,897.87</b>	<b>0.00</b>			