

View Ridge

FINANCIAL REPORT

Manager's Report for the month ending 45170

FINANCIAL SUMMARY:

As of 45170, operating cash totaled \$1,607, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$308,590, for total assets of \$310,198.

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 45170, the Association incurred expenses and accrued costs totaling \$7,762, over budget by \$1,017.

YTD 45170, the Association incurred expenses and accrued costs totaling \$36,961, under budget by \$3,092.

As of 45170, replacement reserves totaled \$308,590.

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	\$ 624.99	Under	Less than anticipated
Irrigation-Common Areas	\$ 2,003.57	Under	Less than anticipated
Pest Control	\$ 350.00	Under	Less than anticipated
Gutter/Roof Maintenance	\$ 691.26	Under	Less than anticipated
Neighborhood Maintenance	\$ (2,777.76)	Over	More 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

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 = Sep 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	1,607.49	5,201.52	-3,594.03
1030-000	CIT -Operating Money Market	1.93	2.05	-0.12
1066-000	Certificate of Deposits - Reserve	308,575.00	307,350.00	1,225.00
1080-000	CIT - Reserve MM	15.47	120,569.48	-120,554.01
1090-000	TOTAL CASH	310,199.89	433,123.05	-122,923.16
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	0.00	-340.28	340.28
1248-000	TOTAL ACCOUNTS RECEIVABLE	0.00	-340.28	340.28
1990-000	TOTAL ASSETS	310,199.89	432,782.77	-122,582.88
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	15,773.11	15,773.11	0.00
2830-000	Current Year Reserve Transfers	-22,904.21	-14,233.43	-8,670.78
2850-000	Current Year Retained Earnings/Operating Fund	8,740.52	3,323.61	5,416.91
2855-000	Reserve Equity	308,590.47	427,919.48	-119,329.01
2990-000	TOTAL CAPITAL	310,199.89	432,782.77	-122,582.88
2999-000	TOTAL LIABILITIES & CAPITAL	310,199.89	432,782.77	-122,582.88

View Ridge - IHCA Supplemental (s95)
Budget Comparison
 Period = Sep 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	2,835.00	3,078.00	-243.00	-7.89	9,963.00	9,234.00	729.00	7.89	36,936.00
3900-000 TOTAL OTHER INCOME	2,835.00	3,078.00	-243.00	-7.89	9,963.00	9,234.00	729.00	7.89	36,936.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	2.10	0.00	2.10	N/A	12.49	0.00	12.49	N/A	0.00
4047-000 Interest Income-Reserves	1,267.45	0.00	1,267.45	N/A	3,834.22	0.00	3,834.22	N/A	0.00
4070-000 Neighborhood Assessments	9,074.80	9,852.58	-777.78	-7.89	31,891.44	29,557.74	2,333.70	7.90	118,230.98
4390-000 TOTAL ASSOCIATION INCOME	10,344.35	9,852.58	491.77	4.99	35,738.15	29,557.74	6,180.41	20.91	118,230.98
4999-000 TOTAL REVENUE	13,179.35	12,930.58	248.77	1.92	45,701.15	38,791.74	6,909.41	17.81	155,166.98
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	2,175.00	2,175.00	0.00	0.00	8,700.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	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	75.00	75.00	100.00	300.00
7226-000 Neighborhood Electric /Gas	10.72	12.50	1.78	14.24	31.54	37.50	5.96	15.89	150.00
7235-000 Nghborhd Lndscpe Maint-Contract/Comm. Area	890.97	891.08	0.11	0.01	2,672.91	2,673.24	0.33	0.01	10,693.00
7250-000 Neighborhood Landscape - Other	0.00	208.33	208.33	100.00	0.00	624.99	624.99	100.00	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	1,000.00	1,000.00	100.00	996.43	3,000.00	2,003.57	66.79	4,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	100.00	100.00	100.00	50.00	300.00	250.00	83.33	500.00
7266-000 Neighborhood Pest Control	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	700.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	230.42	230.42	100.00	0.00	691.26	691.26	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	3,027.75	83.33	-2,944.42	-3,533.45	3,027.75	249.99	-2,777.76	-1,111.15	1,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	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	125.01	125.01	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	4,654.44	3,667.33	-987.11	-26.92	27,696.63	24,634.97	-3,061.66	-12.43	47,796.98
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	30.00	0.00	-30.00	N/A	30.00	0.00	-30.00	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	3,078.00	3,078.00	0.00	0.00	9,234.00	9,234.00	0.00	0.00	36,936.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,108.00	3,078.00	-30.00	-0.97	9,264.00	9,234.00	-30.00	-0.32	37,370.00
9940-000 TOTAL EXPENSES	7,762.44	6,745.33	-1,017.11	-15.08	36,960.63	33,868.97	-3,091.66	-9.13	85,166.98
9950-000 Excess (Deficiency) of Revenues over Expenses	5,416.91	6,185.25	-768.34	-12.42	8,740.52	4,922.77	3,817.75	77.55	70,000.00

View Ridge - IHCA Supplemental (s95) Budget Comparison

Period = Sep 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	-17,499.99	-17,499.99	0.00	0.00	-70,000.00
	-1,267.45	0.00	-1,267.45	N/A	-3,834.22	0.00	-3,834.22	N/A	0.00
	-7,100.78	-5,833.33	-1,267.45	-21.73	-21,334.21	-17,499.99	-3,834.22	-21.91	-70,000.00
Operating Excess (Deficiency) of Rev over Exp	-1,683.87	351.92	-2,035.79	N/A	-12,593.69	-12,577.22	-16.47	-0.13	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			
Exterior Paint	125,643.65				125,643.65				
Trellis & Bench Staining	2,356.14				2,356.14				

Statement (12 months)

Period = Jul 2023-Sep 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Total
3000-000	INCOME				
3500-000	OTHER INCOME				
3590-000	IHCA Master Base Assess. Income	4,293.00	2,835.00	2,835.00	9,963.00
3900-000	TOTAL OTHER INCOME	4,293.00	2,835.00	2,835.00	9,963.00
3999-000	TOTAL PM INCOME	4,293.00	2,835.00	2,835.00	9,963.00
4010-000	ASSOCIATION INCOME				
4045-000	Interest Income	8.13	2.26	2.10	12.49
4047-000	Interest Income-Reserves	1,281.82	1,284.95	1,267.45	3,834.22
4070-000	Neighborhood Assessments	13,741.84	9,074.80	9,074.80	31,891.44
4390-000	TOTAL ASSOCIATION INCOME	15,031.79	10,362.01	10,344.35	35,738.15
4999-000	TOTAL REVENUE	19,324.79	13,197.01	13,179.35	45,701.15
6000-000	EXPENSES				
7200-000	NEIGHBORHOOD EXPENSES				
7201-000	Neighborhood Management Fees	725.00	725.00	725.00	2,175.00
7226-000	Neighborhood Electric /Gas	10.35	10.47	10.72	31.54
7235-000	Nghborhd Lndscape Maint-Contract/Comm. Area	890.97	890.97	890.97	2,672.91
7260-000	Neighborhood Irrigation-Common Areas	0.00	996.43	0.00	996.43
7265-000	Neigh Irrig Maint & Repairs	50.00	0.00	0.00	50.00
7280-000	Neighborhood Maintenance	0.00	0.00	3,027.75	3,027.75
7288-000	Neighborhood Property Insurance	18,743.00	0.00	0.00	18,743.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	20,419.32	2,622.87	4,654.44	27,696.63
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION				
9210-000	NSF Fees	0.00	0.00	30.00	30.00
9830-000	Master Base Assessments	3,078.00	3,078.00	3,078.00	9,234.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,078.00	3,078.00	3,108.00	9,264.00
9940-000	TOTAL EXPENSES	23,497.32	5,700.87	7,762.44	36,960.63
9950-000	Excess (Deficiency) of Revenues over Expenses	-4,172.53	7,496.14	5,416.91	8,740.52

Expense Distribution

Property=s95 AND mm/yy=09/2023-09/2023

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
2855-000 - Reserve Equity										
360sol - Three Sixty Solutions	P-85596	s95	1033	09/01/2023	09/2023	125,643.65	0.00	106	09/08/2023	Final Payment Exterior Paint
360sol - Three Sixty Solutions	P-85645	s95	1053	09/08/2023	09/2023	2,356.14	0.00	106	09/08/2023	Trellis & Bench Staining
Total 2855-000 - Reserve Equity						127,999.79	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-85783	s95	1032088985783	09/01/2023	09/2023	10.72	0.00	482	09/24/2023	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						10.72	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-85599	s95	665622	09/01/2023	09/2023	890.97	0.00	481	09/18/2023	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						890.97	0.00			
7280-000 - Neighborhood Maintenance										
360sol - Three Sixty Solutions	P-85595	s95	1050	09/01/2023	09/2023	3,027.75	0.00	480	09/08/2023	Paint Railings
Total 7280-000 - Neighborhood Maintenance						3,027.75	0.00			
						131,929.23	0.00			