



View Ridge
FINANCIAL REPORT

Manager's Report for the month ending 45292

FINANCIAL SUMMARY:

MAINTAINING COMMUNITY

As of 45292, operating cash totaled \$6,219, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$335,232, for total assets of \$341,450.

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 45292, the Association incurred expenses and accrued costs totaling \$7,238, over budget by \$1,843.

YTD 45292, the Association incurred expenses and accrued costs totaling \$64,386, under budget by \$6,780.

As of 45292, replacement reserves totaled \$335,232.

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

Line Item	Amount	Under/Over	Explanation
Landscape-Other	\$ 458.31	Under	Less than anticipated
Irrigation-Common Areas	\$ 1,693.68	Under	Less than anticipated
Pest Control	\$ 350.00	Under	Less than anticipated
Neighborhood Maintenance	\$ 4,536.34	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 Winter 2024
- Irrigation Winterization performed December 2023
- Pest Control performed summer 2023
- Exterior Painting and Pressure Washing Phase 1 performed Summer 2023
- Dryer Vent Cleaning performed October 2023
- 24/25 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 = Jan 2024

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	6,218.64	2,798.78	3,419.86
1030-000	CIT -Operating Money Market	1.86	2,539.44	-2,537.58
1066-000	Certificate of Deposits - Reserve	313,475.00	312,250.00	1,225.00
1080-000	CIT - Reserve MM	21,756.79	15,918.24	5,838.55
1090-000	TOTAL CASH	341,452.29	333,506.46	7,945.83
1990-000	TOTAL ASSETS	341,452.29	333,506.46	7,945.83
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	0.00	4,083.36	-4,083.36
2680-000	TOTAL OTHER LIABILITIES	0.00	4,083.36	-4,083.36
2690-000	TOTAL LIABILITIES	0.00	4,083.36	-4,083.36
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	15,773.11	15,773.11	0.00
2830-000	Current Year Reserve Transfers	-49,545.53	-42,481.98	-7,063.55
2850-000	Current Year Retained Earnings/Operating Fund	39,992.92	27,963.73	12,029.19
2855-000	Reserve Equity	335,231.79	328,168.24	7,063.55
2990-000	TOTAL CAPITAL	341,452.29	329,423.10	12,029.19
2999-000	TOTAL LIABILITIES & CAPITAL	341,452.29	333,506.46	7,945.83

View Ridge - IHCA Supplemental (s95) Budget Comparison

Period = Jan 2024

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-000	INCOME								
3500-000	OTHER INCOME								
3590-000	4,293.00	3,078.00	1,215.00	39.47	22,761.00	21,546.00	1,215.00	5.64	36,936.00
3900-000	4,293.00	3,078.00	1,215.00	39.47	22,761.00	21,546.00	1,215.00	5.64	36,936.00
4010-000	ASSOCIATION INCOME								
4045-000	2.23	0.00	2.23	N/A	18.41	0.00	18.41	N/A	0.00
4047-000	1,230.22	0.00	1,230.22	N/A	8,742.22	0.00	8,742.22	N/A	0.00
4070-000	13,741.84	9,852.58	3,889.26	39.47	72,857.68	68,968.06	3,889.62	5.64	118,230.98
4390-000	14,974.29	9,852.58	5,121.71	51.98	81,618.31	68,968.06	12,650.25	18.34	118,230.98
4999-000	19,267.29	12,930.58	6,336.71	49.01	104,379.31	90,514.06	13,865.25	15.32	155,166.98
7200-000	NEIGHBORHOOD EXPENSES								
7201-000	725.00	725.00	0.00	0.00	5,075.00	5,075.00	0.00	0.00	8,700.00
7204-000	0.00	0.00	0.00	N/A	1,232.98	1,232.98	0.00	0.00	1,232.98
7211-000	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
7226-000	11.83	12.50	0.67	5.36	77.62	87.50	9.88	11.29	150.00
7235-000	890.97	891.08	0.11	0.01	6,236.80	6,237.56	0.76	0.01	10,693.00
7250-000	0.00	208.33	208.33	100.00	1,000.00	1,458.31	458.31	31.43	2,500.00
7260-000	0.00	0.00	0.00	N/A	2,306.32	4,000.00	1,693.68	42.34	4,000.00
7265-000	0.00	0.00	0.00	N/A	250.00	400.00	150.00	37.50	500.00
7266-000	0.00	0.00	0.00	N/A	0.00	350.00	350.00	100.00	700.00
7271-000	440.40	230.42	-209.98	-91.13	1,513.88	1,612.94	99.06	6.14	2,765.00
7274-000	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	400.00
7278-000	0.00	0.00	0.00	N/A	1,255.14	1,256.00	0.86	0.07	1,256.00
7280-000	2,091.90	83.33	-2,008.57	-2,410.38	5,119.65	583.31	-4,536.34	-777.69	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	291.69	291.69	100.00	500.00
7290-000	4,160.10	2,317.33	-1,842.77	-79.52	42,810.39	36,060.29	-6,750.10	-18.72	47,796.98
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION								
9210-000	0.00	0.00	0.00	N/A	30.00	0.00	-30.00	N/A	0.00
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	21,546.00	21,546.00	0.00	0.00	36,936.00
9910-000	3,078.00	3,078.00	0.00	0.00	21,576.00	21,546.00	-30.00	-0.14	37,370.00
9940-000	7,238.10	5,395.33	-1,842.77	-34.15	64,386.39	57,606.29	-6,780.10	-11.77	85,166.98
9950-000	12,029.19	7,535.25	4,493.94	59.64	39,992.92	32,907.77	7,085.15	21.53	70,000.00

View Ridge - IHCA Supplemental (s95) Budget Comparison

Period = Jan 2024

	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	-40,833.31	-40,833.31	0.00	0.00	-70,000.00
	-1,230.22	0.00	-1,230.22	N/A	-8,742.22	0.00	-8,742.22	N/A	0.00
	-7,063.55	-5,833.33	-1,230.22	-21.09	-49,575.53	-40,833.31	-8,742.22	-21.41	-70,000.00
Operating Excess (Deficiency) of Rev over Exp	4,965.64	1,701.92	3,263.72	191.77	-9,582.61	-7,925.54	-1,657.07	-20.91	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
Trellis & Bench Staining	2,356.14

Statement (12 months)

Period = Jul 2023-Jan 2024

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Total
3000-000	INCOME								
3500-000	OTHER INCOME								
3590-000	IHCA Master Base Assess. Income	4,293.00	2,835.00	2,835.00	2,835.00	2,835.00	2,835.00	4,293.00	22,761.00
3900-000	TOTAL OTHER INCOME	4,293.00	2,835.00	2,835.00	2,835.00	2,835.00	2,835.00	4,293.00	22,761.00
3999-000	TOTAL PM INCOME	4,293.00	2,835.00	2,835.00	2,835.00	2,835.00	2,835.00	4,293.00	22,761.00
4010-000	ASSOCIATION INCOME								
4045-000	Interest Income	8.13	2.26	2.10	0.98	1.39	1.32	2.23	18.41
4047-000	Interest Income-Reserves	1,281.82	1,284.95	1,267.45	1,225.12	1,225.34	1,227.32	1,230.22	8,742.22
4070-000	Neighborhood Assessments	13,741.84	9,074.80	9,074.80	9,074.80	9,074.80	9,074.80	13,741.84	72,857.68
4390-000	TOTAL ASSOCIATION INCOME	15,031.79	10,362.01	10,344.35	10,300.90	10,301.53	10,303.44	14,974.29	81,618.31
4999-000	TOTAL REVENUE	19,324.79	13,197.01	13,179.35	13,135.90	13,136.53	13,138.44	19,267.29	104,379.31
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	5,075.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	1,232.98	0.00	0.00	1,232.98
7226-000	Neighborhood Electric /Gas	10.35	10.47	10.72	11.11	11.47	11.67	11.83	77.62
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	890.97	890.97	890.97	890.97	890.98	890.97	890.97	6,236.80
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	996.43	0.00	1,204.51	0.00	105.38	0.00	2,306.32
7265-000	Neigh Irrig Maint & Repairs	50.00	0.00	0.00	0.00	0.00	200.00	0.00	250.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	633.08	0.00	440.40	440.40	1,513.88
7278-000	Dryer Vent Cleaning	0.00	0.00	0.00	1,255.14	0.00	0.00	0.00	1,255.14
7280-000	Neighborhood Maintenance	0.00	0.00	3,027.75	0.00	0.00	0.00	2,091.90	5,119.65
7288-000	Neighborhood Property Insurance	18,743.00	0.00	0.00	0.00	0.00	0.00	0.00	18,743.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	20,419.32	2,622.87	4,654.44	4,719.81	3,860.43	2,373.42	4,160.10	42,810.39
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION								
9210-000	NSF Fees	0.00	0.00	30.00	0.00	0.00	0.00	0.00	30.00
9830-000	Master Base Assessments	3,078.00	3,078.00	3,078.00	3,078.00	3,078.00	3,078.00	3,078.00	21,546.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,078.00	3,078.00	3,108.00	3,078.00	3,078.00	3,078.00	3,078.00	21,576.00
9940-000	TOTAL EXPENSES	23,497.32	5,700.87	7,762.44	7,797.81	6,938.43	5,451.42	7,238.10	64,386.39
9950-000	Excess (Deficiency) of Revenues over Expenses	-4,172.53	7,496.14	5,416.91	5,338.09	6,198.10	7,687.02	12,029.19	39,992.92

Expense Distribution

Property=s95 AND mm/yy=01/2024-01/2024

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-87203	s95	1032088987203	01/01/2024	01/2024	11.83	0.00	497	01/16/2024	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						11.83	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-87107	s95	702799	01/01/2024	01/2024	890.97	0.00	496	01/11/2024	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						890.97	0.00			
7271-000 - Neighborhood Gutter/Roof Ma...										
skyroo - Skyway Roofing Service LLC	P-87366	s95	1724	01/20/2024	01/2024	440.40	0.00	498	01/25/2024	Roof / Gutter Repair
Total 7271-000 - Neighborhood Gutter/Ro...						440.40	0.00			
7280-000 - Neighborhood Maintenance										
skyroo - Skyway Roofing Service LLC	P-87360	s95	1732	01/16/2024	01/2024	2,091.90	0.00	498	01/25/2024	Gutter Cleaning
Total 7280-000 - Neighborhood Maintenance						2,091.90	0.00			
						3,435.10	0.00			