



FINANCIAL SUMMARY:

COMMUNITY ASSOCIATION

MAINTAINING COMMUNITY

View Ridge
FINANCIAL REPORT

Manager's Report for the month ending 45231

As of 45231, operating cash totaled \$627, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$321,108, for total assets of \$321,735.

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 45231, the Association incurred expenses and accrued costs totaling \$6,938, over budget by \$387.

YTD 45231, the Association incurred expenses and accrued costs totaling \$51,697, under budget by \$4,881.

As of 45231, replacement reserves totaled \$321,108.

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

Line Item	Amount	Under/Over	Explanation
Irrigation-Common Areas	\$ 1,799.06	Under	Less than anticipated
Irrigation-Maintenance & Repairs	\$ 350.00	Under	Less than anticipated
Pest Control	\$ 350.00	Under	Less than anticipated
Neighborhood Gutter/Roof Maint.	\$ 519.02	Under	Less than anticipated
Neighborhood Maintenance	\$ 2,611.10	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 Winterization performed December 2023
- Pest Control performed summer 2023
- Exterior Painting and Pressure Washing Phase 1 performed Summer 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 = Nov 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	627.22	1,488.25	-861.03
1030-000	CIT -Operating Money Market	1.27	0.81	0.46
1066-000	Certificate of Deposits - Reserve	311,025.00	309,800.00	1,225.00
1080-000	CIT - Reserve MM	10,082.59	4,248.92	5,833.67
1090-000	TOTAL CASH	321,736.08	315,537.98	6,198.10
1990-000	TOTAL ASSETS	321,736.08	315,537.98	6,198.10
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	-35,421.33	-28,362.66	-7,058.67
2850-000	Current Year Retained Earnings/Operating Fund	20,276.71	14,078.61	6,198.10
2855-000	Reserve Equity	321,107.59	314,048.92	7,058.67
2990-000	TOTAL CAPITAL	321,736.08	315,537.98	6,198.10
2999-000	TOTAL LIABILITIES & CAPITAL	321,736.08	315,537.98	6,198.10

View Ridge - IHCA Supplemental (s95) Budget Comparison

Period = Nov 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	15,633.00	15,390.00	243.00	1.58	36,936.00
3900-000 TOTAL OTHER INCOME	2,835.00	3,078.00	-243.00	-7.89	15,633.00	15,390.00	243.00	1.58	36,936.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	1.39	0.00	1.39	N/A	14.86	0.00	14.86	N/A	0.00
4047-000 Interest Income-Reserves	1,225.34	0.00	1,225.34	N/A	6,284.68	0.00	6,284.68	N/A	0.00
4070-000 Neighborhood Assessments	9,074.80	9,852.58	-777.78	-7.89	50,041.04	49,262.90	778.14	1.58	118,230.98
4390-000 TOTAL ASSOCIATION INCOME	10,301.53	9,852.58	448.95	4.56	56,340.58	49,262.90	7,077.68	14.37	118,230.98
4999-000 TOTAL REVENUE	13,136.53	12,930.58	205.95	1.59	71,973.58	64,652.90	7,320.68	11.32	155,166.98
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	3,625.00	3,625.00	0.00	0.00	8,700.00
7204-000 Neighborhood Reserve Study	1,232.98	0.00	-1,232.98	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	125.00	125.00	100.00	300.00
7226-000 Neighborhood Electric /Gas	11.47	12.50	1.03	8.24	54.12	62.50	8.38	13.41	150.00
7235-000 Nghborhd Lndscpe Maint-Contract/Comm. Area	890.98	891.08	0.10	0.01	4,454.86	4,455.40	0.54	0.01	10,693.00
7250-000 Neighborhood Landscape - Other	1,000.00	208.33	-791.67	-380.01	1,000.00	1,041.65	41.65	4.00	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	2,200.94	4,000.00	1,799.06	44.98	4,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	50.00	400.00	350.00	87.50	500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	350.00	350.00	100.00	700.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	230.42	230.42	100.00	633.08	1,152.10	519.02	45.05	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	1,256.00	1,256.00	100.00	1,255.14	1,256.00	0.86	0.07	1,256.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	3,027.75	416.65	-2,611.10	-626.69	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	208.35	208.35	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,860.43	3,473.33	-387.10	-11.14	36,276.87	31,425.63	-4,851.24	-15.44	47,796.98
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	0.00	0.00	0.00	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	15,390.00	15,390.00	0.00	0.00	36,936.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,078.00	3,078.00	0.00	0.00	15,420.00	15,390.00	-30.00	-0.19	37,370.00
9940-000 TOTAL EXPENSES	6,938.43	6,551.33	-387.10	-5.91	51,696.87	46,815.63	-4,881.24	-10.43	85,166.98
9950-000 Excess (Deficiency) of Revenues over Expenses	6,198.10	6,379.25	-181.15	-2.84	20,276.71	17,837.27	2,439.44	13.68	70,000.00

View Ridge - IHCA Supplemental (s95) Budget Comparison

Period = Nov 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	-29,166.65	-29,166.65	0.00	0.00	-70,000.00
	-1,225.34	0.00	-1,225.34	N/A	-6,284.68	0.00	-6,284.68	N/A	0.00
	-7,058.67	-5,833.33	-1,225.34	-21.01	-35,451.33	-29,166.65	-6,284.68	-21.55	-70,000.00
Operating Excess (Deficiency) of Rev over Exp	-860.57	545.92	-1,406.49	N/A	-15,174.62	-11,329.38	-3,845.24	-33.94	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-Nov 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 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	2,835.00	2,835.00	15,633.00
3900-000	TOTAL OTHER INCOME	4,293.00	2,835.00	2,835.00	2,835.00	2,835.00	15,633.00
3999-000	TOTAL PM INCOME	4,293.00	2,835.00	2,835.00	2,835.00	2,835.00	15,633.00
4010-000	ASSOCIATION INCOME						
4045-000	Interest Income	8.13	2.26	2.10	0.98	1.39	14.86
4047-000	Interest Income-Reserves	1,281.82	1,284.95	1,267.45	1,225.12	1,225.34	6,284.68
4070-000	Neighborhood Assessments	13,741.84	9,074.80	9,074.80	9,074.80	9,074.80	50,041.04
4390-000	TOTAL ASSOCIATION INCOME	15,031.79	10,362.01	10,344.35	10,300.90	10,301.53	56,340.58
4999-000	TOTAL REVENUE	19,324.79	13,197.01	13,179.35	13,135.90	13,136.53	71,973.58
6000-000	EXPENSES						
7200-000	NEIGHBORHOOD EXPENSES						
7201-000	Neighborhood Management Fees	725.00	725.00	725.00	725.00	725.00	3,625.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	1,232.98	1,232.98
7226-000	Neighborhood Electric /Gas	10.35	10.47	10.72	11.11	11.47	54.12
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	890.97	890.97	890.97	890.97	890.98	4,454.86
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	1,000.00	1,000.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	996.43	0.00	1,204.51	0.00	2,200.94
7265-000	Neigh Irrig Maint & Repairs	50.00	0.00	0.00	0.00	0.00	50.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	633.08	0.00	633.08
7278-000	Dryer Vent Cleaning	0.00	0.00	0.00	1,255.14	0.00	1,255.14
7280-000	Neighborhood Maintenance	0.00	0.00	3,027.75	0.00	0.00	3,027.75
7288-000	Neighborhood Property Insurance	18,743.00	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	36,276.87
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION						
9210-000	NSF Fees	0.00	0.00	30.00	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	15,390.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,078.00	3,078.00	3,108.00	3,078.00	3,078.00	15,420.00
9940-000	TOTAL EXPENSES	23,497.32	5,700.87	7,762.44	7,797.81	6,938.43	51,696.87
9950-000	Excess (Deficiency) of Revenues over Expenses	-4,172.53	7,496.14	5,416.91	5,338.09	6,198.10	20,276.71

Expense Distribution

Property=s95 AND mm/yy=11/2023-11/2023

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7204-000 - Neighborhood Reserve Study										
cedcore - CEDCORE Reserve Studies, LLC	P-86420	s95	INV-03439-W8Q8C4	11/10/2023	11/2023	1,232.98	0.00	489	11/20/2023	Reserve Study
Total 7204-000 - Neighborhood Reserve ...						1,232.98	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-86527	s95	1032088986527	11/01/2023	11/2023	11.47	0.00	490	11/21/2023	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						11.47	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-86344	s95	684577	11/01/2023	11/2023	890.98	0.00	488	11/14/2023	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						890.98	0.00			
7250-000 - Neighborhood Landscape - Other										
landcare - LandCare USA LLC	P-86398	s95	678641	11/08/2023	11/2023	1,000.00	0.00	488	11/14/2023	Non- Contract Landscaping
Total 7250-000 - Neighborhood Landscap...						1,000.00	0.00			
						3,135.43	0.00			