

**View Ridge
FINANCIAL REPORT**

Manager's Report for the month ending May 31, 2022

FINANCIAL SUMMARY:

As of May 31, 2022, operating cash totaled \$9,990, unpaid assessments (receivables) totaled -\$303, and 'other' cash (or cash equivalents) totaled \$410,491, for total assets of \$420,178.

Operating liabilities totaled \$0, prepaid assessments totaled \$0, and 'other' liabilities totaled \$0, for total liabilities of \$0.

The Association ended the month in a 1086806 cash position of \$83,306.

For the month ending May 31, 2022, the Association incurred expenses and accrued costs totaling \$4,577, under budget by \$1,204.

YTD May 31, 2022, the Association incurred expenses and accrued costs totaling \$75,276, under budget by \$2,233.

As of May 31, 2022, replacement reserves totaled \$420,178.

BUDGET VARIANCES: Explanations for variances more than \$300.00. None for the month of July

Line Item	Amount	Under/Over	Explanation
Legal Services	\$ 343.75	Under	Less than anticipated
Irrigation - Common Areas	\$ 1,953.25	Under	Less than anticipated
Irrigation - Maintenance & Repairs	\$ (315.00)	Over	More than anticipated
Pest Control	\$ 500.00	Under	Billing cycle
Gutter/Roof Maintenance	\$ (2,714.59)	Over	More than anticipated
Inclement Weather Maintenance	\$ 300.00	Under	Less than anticipated
Dryer Vent Cleaning	\$ 750.00	Under	Billing cycle
Neighborhood Maintenance	\$ 916.00	Under	Less than anticipated
Neighborhood Property Insurance	\$ (854.00)	Over	More than anticipated
Neighborhood Contingency	\$ 1,375.00	Under	Less 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: NA

Plant replacement & bark to be performed Winter 2021

Winterize irrigation October 2021

Gutter cleaning November 2021

Dryervent cleaning to be performed summer 2022

Pest control to be performed summer 2022

Thank you for letting us serve your neighborhood.

Report submitted by Madison Ramirez - Community Manager

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Balance Sheet (With Period Change)

Period = May 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	9,989.91	-1,355.92	11,345.83
1030-000	CIT -Operating Money Market	17,857.86	27,762.41	-9,904.55
1066-000	Certificate of Deposits - Reserve	277,131.25	277,062.50	68.75
1080-000	CIT - Reserve MM	115,502.37	110,805.07	4,697.30
1090-000	TOTAL CASH	420,481.39	414,274.06	6,207.33
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	-303.48	-303.48	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	-303.48	-303.48	0.00
1990-000	TOTAL ASSETS	420,177.91	413,970.58	6,207.33
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	25,618.58	25,618.58	0.00
2830-000	Current Year Reserve Transfers	-52,642.72	-47,876.67	-4,766.05
2850-000	Current Year Retained Earnings/Operating Fund	54,568.43	48,361.10	6,207.33
2855-000	Reserve Equity	392,633.62	387,867.57	4,766.05
2990-000	TOTAL CAPITAL	420,177.91	413,970.58	6,207.33
2999-000	TOTAL LIABILITIES & CAPITAL	420,177.91	413,970.58	6,207.33

View Ridge - IHCA Supplemental (s95)
Budget Comparison

Period = May 2022

	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	2,765.00	3,002.00	-237.00	-7.89	33,259.00	33,022.00	237.00	0.72	36,024.00
3900-000 TOTAL OTHER INCOME	2,765.00	3,002.00	-237.00	-7.89	33,259.00	33,022.00	237.00	0.72	36,024.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	10.00	0.00	10.00	N/A	0.00
4045-000 Interest Income	5.54	0.00	5.54	N/A	56.26	0.00	56.26	N/A	0.00
4047-000 Interest Income-Reserves	91.05	0.00	91.05	N/A	1,217.72	0.00	1,217.72	N/A	0.00
4070-000 Neighborhood Assessments	7,922.95	8,602.17	-679.22	-7.90	95,301.77	94,623.87	677.90	0.72	103,226.00
4390-000 TOTAL ASSOCIATION INCOME	8,019.54	8,602.17	-582.63	-6.77	96,585.75	94,623.87	1,961.88	2.07	103,226.00
4999-000 TOTAL REVENUE	10,784.54	11,604.17	-819.63	-7.06	129,844.75	127,645.87	2,198.88	1.72	139,250.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	7,975.00	7,975.00	0.00	0.00	8,700.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	1,232.98	1,140.00	-92.98	-8.16	1,140.00
7211-000 Neighborhood Legal Services	0.00	31.25	31.25	100.00	0.00	343.75	343.75	100.00	375.00
7226-000 Neighborhood Electric /Gas	10.38	12.50	2.12	16.96	117.34	137.50	20.16	14.66	150.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	839.83	839.92	0.09	0.01	9,238.13	9,239.12	0.99	0.01	10,079.00
7250-000 Neighborhood Landscape - Other	0.00	900.00	900.00	100.00	2,443.43	2,500.00	56.57	2.26	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	3,796.75	5,750.00	1,953.25	33.97	6,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	740.00	425.00	-315.00	-74.12	500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	62.50	62.50	100.00	3,402.09	687.50	-2,714.59	-394.85	750.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	1,761.60	1,765.00	3.40	0.19	1,765.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	200.00	500.00	300.00	60.00	500.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	750.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	0.00	916.63	916.63	100.00	1,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	11,337.00	10,483.00	-854.00	-8.15	10,483.00
7289-000 Neighborhood Contingency	0.00	125.00	125.00	100.00	0.00	1,375.00	1,375.00	100.00	1,500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,575.21	2,779.50	1,204.29	43.33	42,244.32	44,487.50	2,243.18	5.04	46,692.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	0.00	0.00	0.00	N/A	10.00	0.00	-10.00	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	3,002.00	3,002.00	0.00	0.00	33,022.00	33,022.00	0.00	0.00	36,024.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,002.00	3,002.00	0.00	0.00	33,032.00	33,022.00	-10.00	-0.03	36,458.00
9940-000 TOTAL EXPENSES	4,577.21	5,781.50	1,204.29	20.83	75,276.32	77,509.50	2,233.18	2.88	83,150.00
9950-000 Excess (Deficiency) of Revenues over Expenses	6,207.33	5,822.67	384.66	6.61	54,568.43	50,136.37	4,432.06	8.84	56,100.00

**View Ridge - IHCA Supplemental (s95)
Budget Comparison**
Period = May 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-4,675.00	-4,675.00	0.00	0.00	-51,425.00	-51,425.00	0.00	0.00	-56,100.00
	-91.05	0.00	-91.05	N/A	-1,217.72	0.00	-1,217.72	N/A	0.00
	-4,766.05	-4,675.00	-91.05	-1.95	-52,642.72	-51,425.00	-1,217.72	-2.37	-56,100.00
Operating Excess (Deficiency) of Rev over Exp	1,441.28	1,147.67	293.61	25.58	1,925.71	-1,288.63	3,214.34	N/A	0.00

Reserve Expenses:

No Reserve Expenses Scheduled for 2021-22

Statement (12 months)

Period = Jul 2021-May 2022

Book = Accrual ; Tree = ysi_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Total	
3000-000	INCOME												
3500-000	OTHER INCOME												
3590-000	IHCA Master Base Assess. Income	4,582.00	2,686.00	2,686.00	2,686.00	2,686.00	2,686.00	4,187.00	2,765.00	2,765.00	2,765.00	2,765.00	33,259.00
3900-000	TOTAL OTHER INCOME	4,582.00	2,686.00	2,686.00	2,686.00	2,686.00	2,686.00	4,187.00	2,765.00	2,765.00	2,765.00	2,765.00	33,259.00
3999-000	TOTAL PM INCOME	4,582.00	2,686.00	2,686.00	2,686.00	2,686.00	2,686.00	4,187.00	2,765.00	2,765.00	2,765.00	2,765.00	33,259.00
4010-000	ASSOCIATION INCOME												
4020-000	Late Fees / NSF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	10.00
4045-000	Interest Income	4.97	4.85	4.94	4.66	4.50	5.23	5.44	4.75	5.78	5.60	5.54	56.26
4047-000	Interest Income-Reserves	149.78	150.83	151.31	152.75	84.52	86.05	87.00	86.14	89.05	89.24	91.05	1,217.72
4070-000	Neighborhood Assessments	13,129.46	7,696.58	7,696.58	7,696.58	7,696.58	7,696.58	11,997.61	7,922.95	7,922.95	7,922.95	7,922.95	95,301.77
4390-000	TOTAL ASSOCIATION INCOME	13,284.21	7,852.26	7,852.83	7,853.99	7,785.60	7,787.86	12,090.05	8,013.84	8,027.78	8,017.79	8,019.54	96,585.75
4999-000	TOTAL REVENUE	17,866.21	10,538.26	10,538.83	10,539.99	10,471.60	10,473.86	16,277.05	10,778.84	10,792.78	10,782.79	10,784.54	129,844.75
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	725.00	725.00	725.00	725.00	7,975.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,232.98	0.00	0.00	0.00	0.00	1,232.98
7226-000	Neighborhood Electric /Gas	10.01	9.98	10.39	10.38	10.86	11.29	10.99	11.41	10.88	10.77	10.38	117.34
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	839.83	839.83	839.83	839.83	839.83	839.83	839.83	839.83	839.83	839.83	839.83	9,238.13
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	443.43	2,000.00	0.00	2,443.43
7260-000	Neighborhood Irrigation-Common Areas	0.00	669.01	0.00	2,751.42	0.00	187.12	0.00	91.18	0.00	98.02	0.00	3,796.75
7265-000	Neigh Irrig Maint & Repairs	75.00	40.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	500.00	0.00	740.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	0.00	495.45	1,045.95	1,860.69	0.00	0.00	0.00	0.00	3,402.09
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	1,761.60	0.00	0.00	0.00	0.00	0.00	1,761.60
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	200.00
7288-000	Neighborhood Property Insurance	11,337.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,337.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	12,986.84	2,283.82	1,575.22	4,326.63	2,196.14	4,570.79	4,869.49	1,667.42	2,019.14	4,173.62	1,575.21	42,244.32
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION												
9210-000	NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	10.00
9830-000	Master Base Assessments	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	33,022.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	3,012.00	3,002.00	3,002.00	3,002.00	33,032.00
9940-000	TOTAL EXPENSES	15,988.84	5,285.82	4,577.22	7,328.63	5,198.14	7,572.79	7,871.49	4,669.42	5,031.14	7,175.62	4,577.21	75,276.32
9950-000	Excess (Deficiency) of Revenues over Expenses	1,877.37	5,252.44	5,961.61	3,211.36	5,273.46	2,901.07	8,405.56	6,109.42	5,761.64	3,607.17	6,207.33	54,568.43

Expense Distribution

Property=s95 AND mm/yy=05/2022-05/2022

Account 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-79521	s95	1032088979521	05/01/2022	05/2022	10.38	0.00	425	05/17/2022	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						10.38	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-79431	s95	513751	05/01/2022	05/2022	839.83	0.00	424	05/17/2022	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						839.83	0.00			
						850.21	0.00			

Payable - Aging Detail

Property=s95 AND mm/yy=05/2022 AND Age as of=05/31/2022

Vendor Code - Name	Tran#	Property	Date	Account	Invoice Number	Current Owed	0 - 30 Owed	31 - 60 Owed	61 - 90 Owed	Over 90 Owed
						0.00	0.00	0.00	0.00	0.00