

**View Ridge  
FINANCIAL REPORT**

**Manager's Report for the month ending August 31, 2022**

**FINANCIAL SUMMARY:**

As of August 31, 2022, operating cash totaled \$77, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$430,614, for total assets of \$430,690.

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 1005828 cash position of \$83,306.

For the month ending August 31, 2022, the Association incurred expenses and accrued costs totaling \$4,945, under budget by \$2,823.

YTD August 31, 2022, the Association incurred expenses and accrued costs totaling \$22,357, under budget by \$3,715.

As of August 31, 2022, replacement reserves totaled \$430,690.

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

Line Item	Amount	Under/Over	Explanation
Reserve Study	\$ 1,232.98	Under	Billing cycle
Landscape - Other	\$ 416.66	Under	Billing cycle
Property Insurance	\$ (813.00)	Over	More than anticipated
Irrigation - Common Areas	\$ 2,295.00	Under	Billing cycle

**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: 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

425-507-1134 Madison.R@ihcommunity.org

**Balance Sheet (With Period Change)**

Period = Aug 2022

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	76.74	-12,820.70	12,897.44
1030-000	CIT -Operating Money Market	23,676.27	35,304.32	-11,628.05
1066-000	Certificate of Deposits - Reserve	277,337.50	277,268.75	68.75
1080-000	CIT - Reserve MM	129,599.93	124,899.38	4,700.55
1090-000	TOTAL CASH	430,690.44	424,651.75	6,038.69
1990-000	TOTAL ASSETS	430,690.44	424,651.75	6,038.69
1995-000	LIABILITIES & CAPITAL			
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	28,072.34	28,072.34	0.00
2830-000	Current Year Reserve Transfers	-9,537.53	-4,768.23	-4,769.30
2850-000	Current Year Retained Earnings/Operating Fund	5,218.20	-820.49	6,038.69
2855-000	Reserve Equity	406,937.43	402,168.13	4,769.30
2990-000	TOTAL CAPITAL	430,690.44	424,651.75	6,038.69
2999-000	TOTAL LIABILITIES & CAPITAL	430,690.44	424,651.75	6,038.69

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

Period = Aug 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3000-000 INCOME</b>									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	2,800.00	3,040.00	-240.00	-7.89	7,040.00	6,080.00	960.00	15.79	36,480.00
3900-000 TOTAL OTHER INCOME	2,800.00	3,040.00	-240.00	-7.89	7,040.00	6,080.00	960.00	15.79	36,480.00
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	5.65	0.00	5.65	N/A	12.97	0.00	12.97	N/A	0.00
4047-000 Interest Income-Reserves	94.30	0.00	94.30	N/A	187.53	0.00	187.53	N/A	0.00
4070-000 Neighborhood Assessments	8,083.60	8,776.43	-692.83	-7.89	20,324.48	17,552.86	2,771.62	15.79	105,317.20
4390-000 TOTAL ASSOCIATION INCOME	8,183.55	8,776.43	-592.88	-6.76	20,534.98	17,552.86	2,982.12	16.99	105,317.20
4999-000 TOTAL REVENUE	10,983.55	11,816.43	-832.88	-7.05	27,574.98	23,632.86	3,942.12	16.68	141,797.20
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	1,450.00	1,450.00	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	50.00	50.00	100.00	300.00
7226-000 Neighborhood Electric /Gas	10.10	12.50	2.40	19.20	20.00	25.00	5.00	20.00	150.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	865.02	865.11	0.09	0.01	1,730.04	1,730.22	0.18	0.01	10,381.37
7250-000 Neighborhood Landscape - Other	0.00	208.33	208.33	100.00	0.00	416.66	416.66	100.00	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	304.74	2,600.00	2,295.26	88.28	304.74	2,600.00	2,295.26	88.28	6,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	45.00	0.00	-45.00	N/A	500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	700.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,765.00
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	750.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	12,717.00	11,903.85	-813.15	-6.83	11,903.85
7289-000 Neighborhood Contingency	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,904.86	4,727.60	2,822.74	59.71	16,266.78	19,992.03	3,725.25	18.63	48,783.20
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	3,040.00	3,040.00	0.00	0.00	6,080.00	6,080.00	0.00	0.00	36,480.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,040.00	3,040.00	0.00	0.00	6,090.00	6,080.00	-10.00	-0.16	36,914.00
9940-000 TOTAL EXPENSES	4,944.86	7,767.60	2,822.74	36.34	22,356.78	26,072.03	3,715.25	14.25	85,697.20
9950-000 Excess (Deficiency) of Revenues over Expenses	6,038.69	4,048.83	1,989.86	49.15	5,218.20	-2,439.17	7,657.37	313.93	56,100.00

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

Period = Aug 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-4,675.00	-4,675.00	0.00	0.00	-9,350.00	-9,350.00	0.00	0.00	-56,100.00
	-94.30	0.00	-94.30	N/A	-187.53	0.00	-187.53	N/A	0.00
	-4,769.30	-4,675.00	-94.30	-2.02	-9,537.53	-9,350.00	-187.53	-2.01	-56,100.00
<b>Operating</b> Excess (Deficiency) of Rev over Exp	1,269.39	-626.17	1,895.56	N/A	-4,319.33	-11,789.17	7,469.84	63.36	0.00

**Reserve Expenses:**

No Reserve Expenses Scheduled for 2022-23

**Statement (12 months)**

Period = Jul 2022-Aug 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Total
<b>3000-000</b>	<b>INCOME</b>			
3500-000	OTHER INCOME			
3590-000	IHCA Master Base Assess. Income	4,240.00	2,800.00	7,040.00
3900-000	TOTAL OTHER INCOME	4,240.00	2,800.00	7,040.00
3999-000	TOTAL PM INCOME	4,240.00	2,800.00	7,040.00
4010-000	ASSOCIATION INCOME			
4020-000	Late Fees / NSF	10.00	0.00	10.00
4045-000	Interest Income	7.32	5.65	12.97
4047-000	Interest Income-Reserves	93.23	94.30	187.53
4070-000	Neighborhood Assessments	12,240.88	8,083.60	20,324.48
4390-000	TOTAL ASSOCIATION INCOME	12,351.43	8,183.55	20,534.98
4999-000	TOTAL REVENUE	16,591.43	10,983.55	27,574.98
6000-000	EXPENSES			
7200-000	NEIGHBORHOOD EXPENSES			
7201-000	Neighborhood Management Fees	725.00	725.00	1,450.00
7226-000	Neighborhood Electric /Gas	9.90	10.10	20.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	865.02	865.02	1,730.04
7260-000	Neighborhood Irrigation-Common Areas	0.00	304.74	304.74
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	45.00
7288-000	Neighborhood Property Insurance	12,717.00	0.00	12,717.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	14,361.92	1,904.86	16,266.78
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION			
9210-000	NSF Fees	10.00	0.00	10.00
9830-000	Master Base Assessments	3,040.00	3,040.00	6,080.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,050.00	3,040.00	6,090.00
9940-000	TOTAL EXPENSES	17,411.92	4,944.86	22,356.78
9950-000	Excess (Deficiency) of Revenues over Expenses	-820.49	6,038.69	5,218.20

# Expense Distribution

Property=s95 AND mm/yy=08/2022-08/2022

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-80739	s95	1032088980739	08/01/2022	08/2022	10.10	0.00	437	08/19/2022	Acct #220010320889
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>10.10</b>	<b>0.00</b>			
<b>7235-000 - Nghborhd Lndscpe Maint-Cont...</b>										
landcare - LandCare USA LLC	P-80512	s95	542070	08/01/2022	08/2022	865.02	0.00	435	08/17/2022	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>865.02</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-80628	s95	30-9544-0080628	08/01/2022	08/2022	49.01	0.00	436	08/19/2022	Account #30-9544-00
citiss - City of Issaquah	P-80629	s95	30-9549-0080629	08/01/2022	08/2022	255.73	0.00	436	08/19/2022	Account #30-9549-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>304.74</b>	<b>0.00</b>			
						<b>1,179.86</b>	<b>0.00</b>			