

**View Ridge
FINANCIAL REPORT**

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

FINANCIAL SUMMARY:

As of October 31, 2022 , operating cash totaled \$7,259, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$433,301, for total assets of \$440,560.

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 1044146 cash position of \$83,306.

For the month ending October 31, 2022 , the Association incurred expenses and accrued costs totaling \$6,203, under budget by \$1,689.

YTD October 31, 2022 , the Association incurred expenses and accrued costs totaling \$34,456, under budget by \$5,027.

As of October 31, 2022 , replacement reserves totaled \$432,247.

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

Line Item	Amount	Under/Over	Explanation
Reserve Study	\$ 1,232.98	Under	Not yet performed
Landscape - Other	\$ 833.32	Under	Billing cycle
Irrigation - Common Areas	\$ 3,332.66	Under	Billing cycle
Pest Control	\$ 350.00	Under	Less than anticipated
Gutter/Roof Maintenance	\$ 333.32	Under	Less than anticipated
Dryer Vent Cleaning	\$ 1,255.14	Over	Performed in September
Maintenance	\$ 333.32	Under	Less than anticipated
Contingency	\$ 500.00	Under	Less than anticipated
Property Insurance	\$ (813.00)	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

Plant replacement & bark to be performed Winter 2022

Irrigation to be winterized in November 2022

Gutter cleaning to be performed November 2022

Dryer vent cleaning performed September 2022

Pest control performed summer 2022

Thank you for letting us serve your neighborhood.

Report submitted by Sarah Hoey- IHCA Executive Director
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Balance Sheet (With Period Change)

Period = Oct 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	7,258.59	-873.99	8,132.58
1030-000	CIT -Operating Money Market	1,054.65	24,945.14	-23,890.49
1066-000	Certificate of Deposits - Reserve	277,475.00	277,406.25	68.75
1080-000	CIT - Reserve MM	154,771.56	134,300.60	20,470.96
1090-000	TOTAL CASH	440,559.80	435,778.00	4,781.80
1990-000	TOTAL ASSETS	440,559.80	435,778.00	4,781.80
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	28,072.34	28,072.34	0.00
2830-000	Current Year Reserve Transfers	-34,846.66	-14,306.95	-20,539.71
2850-000	Current Year Retained Earnings/Operating Fund	15,087.56	10,305.76	4,781.80
2855-000	Reserve Equity	432,246.56	411,706.85	20,539.71
2990-000	TOTAL CAPITAL	440,559.80	435,778.00	4,781.80
2999-000	TOTAL LIABILITIES & CAPITAL	440,559.80	435,778.00	4,781.80

**View Ridge - IHCA Supplemental (s95)
Budget Comparison**
Period = Oct 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	2,800.00	3,040.00	-240.00	-7.89	12,640.00	12,160.00	480.00	3.95	36,480.00
3900-000 TOTAL OTHER INCOME	2,800.00	3,040.00	-240.00	-7.89	12,640.00	12,160.00	480.00	3.95	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	4.63	0.00	4.63	N/A	22.72	0.00	22.72	N/A	0.00
4047-000 Interest Income-Reserves	96.71	0.00	96.71	N/A	378.66	0.00	378.66	N/A	0.00
4070-000 Neighborhood Assessments	8,083.60	8,776.43	-692.83	-7.89	36,491.68	35,105.72	1,385.96	3.95	105,317.20
4390-000 TOTAL ASSOCIATION INCOME	8,184.94	8,776.43	-591.49	-6.74	36,903.06	35,105.72	1,797.34	5.12	105,317.20
4999-000 TOTAL REVENUE	10,984.94	11,816.43	-831.49	-7.04	49,543.06	47,265.72	2,277.34	4.82	141,797.20
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	2,900.00	2,900.00	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	100.00	100.00	100.00	300.00
7226-000 Neighborhood Electric /Gas	10.52	12.50	1.98	15.84	40.94	50.00	9.06	18.12	150.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	865.02	865.11	0.09	0.01	3,460.08	3,460.44	0.36	0.01	10,381.37
7250-000 Neighborhood Landscape - Other	0.00	208.33	208.33	100.00	0.00	833.32	833.32	100.00	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	1,562.60	2,600.00	1,037.40	39.90	1,867.34	5,200.00	3,332.66	64.09	6,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	125.00	125.00	100.00	45.00	125.00	80.00	64.00	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	83.33	83.33	100.00	0.00	333.32	333.32	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	1,255.14	0.00	-1,255.14	N/A	750.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	0.00	333.32	333.32	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	500.00	500.00	100.00	1,500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,163.14	4,852.60	1,689.46	34.82	22,285.50	27,322.23	5,036.73	18.43	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	12,160.00	12,160.00	0.00	0.00	36,480.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,040.00	3,040.00	0.00	0.00	12,170.00	12,160.00	-10.00	-0.08	36,914.00
9940-000 TOTAL EXPENSES	6,203.14	7,892.60	1,689.46	21.41	34,455.50	39,482.23	5,026.73	12.73	85,697.20
9950-000 Excess (Deficiency) of Revenues over Expenses	4,781.80	3,923.83	857.97	21.87	15,087.56	7,783.49	7,304.07	93.84	56,100.00

**View Ridge - IHCA Supplemental (s95)
Budget Comparison**
Period = Oct 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	-34,468.00	-34,468.00	0.00	0.00	-56,100.00
	-96.71	0.00	-96.71	N/A	-378.66	0.00	-378.66	N/A	0.00
	-4,771.71	-4,675.00	-96.71	-2.07	-34,846.66	-34,468.00	-378.66	-1.10	-56,100.00
Operating Excess (Deficiency) of Rev over Exp	10.09	-751.17	761.26	N/A	-19,759.10	-26,684.51	6,925.41	25.95	0.00

Reserve Expenses:

No Reserve Expenses Scheduled for 2022-23

Statement (12 months)

Period = Jul 2022-Oct 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Total
3000-000	INCOME					
3500-000	OTHER INCOME					
3590-000	IHCA Master Base Assess. Income	4,240.00	2,800.00	2,800.00	2,800.00	12,640.00
3900-000	TOTAL OTHER INCOME	4,240.00	2,800.00	2,800.00	2,800.00	12,640.00
3999-000	TOTAL PM INCOME	4,240.00	2,800.00	2,800.00	2,800.00	12,640.00
4010-000	ASSOCIATION INCOME					
4020-000	Late Fees / NSF	10.00	0.00	0.00	0.00	10.00
4045-000	Interest Income	7.32	5.65	5.12	4.63	22.72
4047-000	Interest Income-Reserves	93.23	94.30	94.42	96.71	378.66
4070-000	Neighborhood Assessments	12,240.88	8,083.60	8,083.60	8,083.60	36,491.68
4390-000	TOTAL ASSOCIATION INCOME	12,351.43	8,183.55	8,183.14	8,184.94	36,903.06
4999-000	TOTAL REVENUE	16,591.43	10,983.55	10,983.14	10,984.94	49,543.06
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	725.00	725.00	725.00	725.00	2,900.00
7226-000	Neighborhood Electric /Gas	9.90	10.10	10.42	10.52	40.94
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	865.02	865.02	865.02	865.02	3,460.08
7260-000	Neighborhood Irrigation-Common Areas	0.00	304.74	0.00	1,562.60	1,867.34
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	0.00	0.00	45.00
7278-000	Dryer Vent Cleaning	0.00	0.00	1,255.14	0.00	1,255.14
7288-000	Neighborhood Property Insurance	12,717.00	0.00	0.00	0.00	12,717.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	14,361.92	1,904.86	2,855.58	3,163.14	22,285.50
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9210-000	NSF Fees	10.00	0.00	0.00	0.00	10.00
9830-000	Master Base Assessments	3,040.00	3,040.00	3,040.00	3,040.00	12,160.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,050.00	3,040.00	3,040.00	3,040.00	12,170.00
9940-000	TOTAL EXPENSES	17,411.92	4,944.86	5,895.58	6,203.14	34,455.50
9950-000	Excess (Deficiency) of Revenues over Expenses	-820.49	6,038.69	5,087.56	4,781.80	15,087.56

Expense Distribution

Property=s95 AND mm/yy=10/2022-10/2022

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-81521	s95	1032088981521	10/01/2022	10/2022	10.52	0.00	443	10/21/2022	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						10.52	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-81216	s95	561671	10/01/2022	10/2022	865.02	0.00	442	10/21/2022	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						865.02	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-81408	s95	30-9544-0081408	10/01/2022	10/2022	49.01	0.00	441	10/21/2022	Account #30-9544-00
citiss - City of Issaquah	P-81409	s95	30-9549-0081409	10/01/2022	10/2022	1,513.59	0.00	441	10/21/2022	Account #30-9549-00
Total 7260-000 - Neighborhood Irrigatio...						1,562.60	0.00			
						2,438.14	0.00			