

**View Ridge
FINANCIAL REPORT**

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

FINANCIAL SUMMARY:

As of January 31, 2022, operating cash totaled \$906, unpaid assessments (receivables) totaled \$181, and 'other' cash (or cash equivalents) totaled \$397,405, for total assets of \$398,492.

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 977181 cash position of \$83,306.

For the month ending January 31, 2022, the Association incurred expenses and accrued costs totaling \$7,871, over budget by \$2,295.

YTD January 31, 2022, the Association incurred expenses and accrued costs totaling \$53,823, under budget by \$711.

As of January 31, 2022, replacement reserves totaled \$373,578.

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

Line Item	Amount	Under/Over	Explanation
Irrigation-Common Areas	\$ 1,992.45	Under	Less than anticipated
Roof/Gutter Maintenance	\$ 2,964.59	Over	More than anticipated
Dryer Vent Cleaning	\$ 750.00	Under	Not yet performed
Neighborhood Maintenance	\$ 583.31	Under	Less than budgeted
Insurance	\$ 854.00	Over	More than anticipated
Contingency	\$ 875.00	Under	Less than budgeted

DELINQUENCY REPORT: NONE

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
95B-0025	\$484.44				\$484.44	Maintenance bill back
TOTALS	\$484.44	\$0.00	\$0.00	\$0.00	\$484.44	

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 Debbie Orosco, CMCA - Community Manager

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Balance Sheet (With Period Change)

Period = Jan 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	906.49	1,416.87	-510.38
1030-000	CIT -Operating Money Market	23,826.76	23,821.70	5.06
1066-000	Certificate of Deposits - Reserve	276,856.25	276,787.50	68.75
1080-000	CIT - Reserve MM	96,721.89	92,028.64	4,693.25
1090-000	TOTAL CASH	398,311.39	394,054.71	4,256.68
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	180.96	-303.48	484.44
1248-000	TOTAL ACCOUNTS RECEIVABLE	180.96	-303.48	484.44
1990-000	TOTAL ASSETS	398,492.35	393,751.23	4,741.12
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	0.00	3,664.44	-3,664.44
2680-000	TOTAL OTHER LIABILITIES	0.00	3,664.44	-3,664.44
2690-000	TOTAL LIABILITIES	0.00	3,664.44	-3,664.44
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	25,618.58	25,618.58	0.00
2830-000	Current Year Reserve Transfers	-33,587.24	-28,825.24	-4,762.00
2850-000	Current Year Retained Earnings/Operating Fund	32,882.87	24,477.31	8,405.56
2855-000	Reserve Equity	373,578.14	368,816.14	4,762.00
2990-000	TOTAL CAPITAL	398,492.35	390,086.79	8,405.56
2999-000	TOTAL LIABILITIES & CAPITAL	398,492.35	393,751.23	4,741.12

View Ridge - IHCA Supplemental (s95) Budget Comparison

Period = Jan 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	4,187.00	3,002.00	1,185.00	39.47	22,199.00	21,014.00	1,185.00	5.64	36,024.00
3900-000 TOTAL OTHER INCOME	4,187.00	3,002.00	1,185.00	39.47	22,199.00	21,014.00	1,185.00	5.64	36,024.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	5.44	0.00	5.44	N/A	34.59	0.00	34.59	N/A	0.00
4047-000 Interest Income-Reserves	87.00	0.00	87.00	N/A	862.24	0.00	862.24	N/A	0.00
4070-000 Neighborhood Assessments	11,997.61	8,602.17	3,395.44	39.47	63,609.97	60,215.19	3,394.78	5.64	103,226.00
4390-000 TOTAL ASSOCIATION INCOME	12,090.05	8,602.17	3,487.88	40.55	64,506.80	60,215.19	4,291.61	7.13	103,226.00
4999-000 TOTAL REVENUE	16,277.05	11,604.17	4,672.88	40.27	86,705.80	81,229.19	5,476.61	6.74	139,250.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	5,075.00	5,075.00	0.00	0.00	8,700.00
7204-000 Neighborhood Reserve Study	1,232.98	570.00	-662.98	-116.31	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	218.75	218.75	100.00	375.00
7226-000 Neighborhood Electric /Gas	10.99	12.50	1.51	12.08	73.90	87.50	13.60	15.54	150.00
7235-000 Nghborhd Lndscpe Maint-Contract/Comm. Area	839.83	839.92	0.09	0.01	5,878.81	5,879.44	0.63	0.01	10,079.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	3,607.55	5,600.00	1,992.45	35.58	6,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	240.00	125.00	-115.00	-92.00	500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	1,860.69	62.50	-1,798.19	-2,877.10	3,402.09	437.50	-2,964.59	-677.62	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.	200.00	125.00	-75.00	-60.00	200.00	250.00	50.00	20.00	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	583.31	583.31	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	875.00	875.00	100.00	1,500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	4,869.49	2,574.50	-2,294.99	-89.14	32,808.93	33,519.50	710.57	2.12	46,692.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
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	21,014.00	21,014.00	0.00	0.00	36,024.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,002.00	3,002.00	0.00	0.00	21,014.00	21,014.00	0.00	0.00	36,458.00
9940-000 TOTAL EXPENSES	7,871.49	5,576.50	-2,294.99	-41.15	53,822.93	54,533.50	710.57	1.30	83,150.00
9950-000 Excess (Deficiency) of Revenues over Expenses	8,405.56	6,027.67	2,377.89	39.45	32,882.87	26,695.69	6,187.18	23.18	56,100.00

View Ridge - IHCA Supplemental (s95) Budget Comparison

Period = Jan 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	-32,725.00	-32,725.00	0.00	0.00	-56,100.00
	-87.00	0.00	-87.00	N/A	-862.24	0.00	-862.24	N/A	0.00
	-4,762.00	-4,675.00	-87.00	-1.86	-33,587.24	-32,725.00	-862.24	-2.63	-56,100.00
Operating Excess (Deficiency) of Rev over Exp	3,643.56	1,352.67	2,290.89	169.36	-704.37	-6,029.31	5,324.94	88.32	0.00

Reserve Expenses:

No Reserve Expenses Scheduled for 2021-22

Expense Distribution

Property=s95 AND mm/yy=01/2022-01/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
1121-000 - Accounts Receivable - Reimb....										
rootec - Roof Tech Services	P-78116	s95	21397	01/20/2022	01/2022	484.44	0.00	412	01/25/2022	Gutter Repair
Total 1121-000 - Accounts Receivable - ...						484.44	0.00			
7204-000 - Neighborhood Reserve Study										
cedcore - CEDCORE Reserve Studies, LLC	P-77896	s95	INV-02690-T8G8Z1	01/12/2022	01/2022	1,232.98	0.00	408	01/14/2022	Reserve Study
Total 7204-000 - Neighborhood Reserve ...						1,232.98	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-78065	s95	1032088978065	01/01/2022	01/2022	10.99	0.00	410	01/19/2022	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						10.99	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-77785	s95	477333	01/01/2022	01/2022	839.83	0.00	409	01/17/2022	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						839.83	0.00			
7271-000 - Neighborhood Gutter/Roof Ma...										
rootec - Roof Tech Services	P-78106	s95	21396	01/20/2022	01/2022	1,442.31	0.00	411	01/21/2022	2523 Roof Leak Repair
rootec - Roof Tech Services	P-78115	s95	21376	01/25/2022	01/2022	418.38	0.00	412	01/25/2022	Gutter Repair
Total 7271-000 - Neighborhood Gutter/Ro...						1,860.69	0.00			
7274-000 - Neighborhood Inclement Weat...										
isscom - Issaquah Highlands Communit...	P-77826	s95	T9542 Maint BB 01...	01/06/2022	01/2022	200.00	0.00	407	01/07/2022	Snow & Ice Removal
Total 7274-000 - Neighborhood Inclemen...						200.00	0.00			
						4,628.93	0.00			