



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

**View Ridge
FINANCIAL REPORT**

Manager's Report for the month ending March 31, 2024

FINANCIAL SUMMARY:

As of March 31, 2024, operating cash totaled \$7,143, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$348,378, for total assets of \$355,521.

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 positive cash position of \$355,521.

For the month ending March 31, 2024, the Association incurred expenses and accrued costs totaling \$5,414, over budget by \$19.

YTD March 31, 2024, the Association incurred expenses and accrued costs totaling \$75,619, under budget by \$7,222.

As of March 31, 2024, replacement reserves totaled \$348,378.

BUDGET VARIANCES: Explanations for variances exceeding \$300 over/under budget.

Neighborhood Irrigation-Common Areas	\$ 1,588.30	Under	Less than anticipated
Pest Control	\$ 350.00	Under	Less than anticipated
Neighborhood Gutter/Roof Maintenance	\$ 559.90	Under	Less than anticipated
Neighborhood Maintenance	\$ 4,369.68	Over	More than anticipated
Neighborhood Property Insurance	\$ 5,643.00	Over	More than anticipated
Contingency	\$ 375.03	Over	More than anticipated

DELINQUENCY REPORT: None

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
TOTALS	0.00	0.00	0.00	0.00	0.00	

COMPLETED AND PENDING MAINTENANCE:

- Landscape Enhancements March 2024
- Winterized Irrigation December 2023
- Dryer Vent Cleaning performed October 2023
- Exterior Painting Phase 1 performed Summer 2023
- 24/25 Reserve Study Completed

VIOLATIONS ISSUED: None

Thank you for letting us serve your neighborhood.

Report submitted by Susan Carlson - Community Manager

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Balance Sheet (With Period Change)

Period = Mar 2024

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	7,142.85	6,479.03	663.82
1030-000	CIT -Operating Money Market	2.22	1.49	0.73
1066-000	Certificate of Deposits - Reserve	0.00	314,700.00	-314,700.00
1080-000	CIT - Reserve MM	348,377.83	27,598.25	320,779.58
1090-000	TOTAL CASH	355,522.90	348,778.77	6,744.13
1990-000	TOTAL ASSETS	355,522.90	348,778.77	6,744.13
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	-62,691.57	-56,611.99	-6,079.58
2850-000	Current Year Retained Earnings/Operating Fund	54,063.53	47,319.40	6,744.13
2855-000	Reserve Equity	348,377.83	342,298.25	6,079.58
2990-000	TOTAL CAPITAL	355,522.90	348,778.77	6,744.13
2999-000	TOTAL LIABILITIES & CAPITAL	355,522.90	348,778.77	6,744.13

View Ridge - IHCA Supplemental (s95)
Budget Comparison
 Period = Mar 2024

	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	28,431.00	27,702.00	729.00	2.63	36,936.00
3900-000 TOTAL OTHER INCOME	2,835.00	3,078.00	-243.00	-7.89	28,431.00	27,702.00	729.00	2.63	36,936.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	2.49	0.00	2.49	N/A	22.70	0.00	22.70	N/A	0.00
4047-000 Interest Income-Reserves	246.25	0.00	246.25	N/A	10,221.60	0.00	10,221.60	N/A	0.00
4070-000 Neighborhood Assessments	9,074.80	9,852.58	-777.78	-7.89	91,007.28	88,673.22	2,334.06	2.63	118,230.98
4390-000 TOTAL ASSOCIATION INCOME	9,323.54	9,852.58	-529.04	-5.37	101,251.58	88,673.22	12,578.36	14.19	118,230.98
4999-000 TOTAL REVENUE	12,158.54	12,930.58	-772.04	-5.97	129,682.58	116,375.22	13,307.36	11.43	155,166.98
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	6,525.00	6,525.00	0.00	0.00	8,700.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	1,232.98	1,232.98	0.00	0.00	1,232.98
7211-000 Neighborhood Legal Services	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
7226-000 Neighborhood Electric /Gas	11.64	12.50	0.86	6.88	101.28	112.50	11.22	9.97	150.00
7235-000 Nghborhd Lndscpe Maint-Contract/Comm. Area	890.97	891.08	0.11	0.01	8,018.74	8,019.72	0.98	0.01	10,693.00
7250-000 Neighborhood Landscape - Other	708.80	208.33	-500.47	-240.23	2,077.84	1,874.97	-202.87	-10.82	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	2,411.70	4,000.00	1,588.30	39.71	4,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	250.00	400.00	150.00	37.50	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	1,513.88	2,073.78	559.90	27.00	2,765.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	100.00	100.00	100.00	637.84	400.00	-237.84	-59.46	400.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	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	5,119.65	749.97	-4,369.68	-582.65	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	375.03	375.03	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	2,336.41	2,317.33	-19.08	-0.82	47,887.05	40,694.95	-7,192.10	-17.67	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	27,702.00	27,702.00	0.00	0.00	36,936.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,078.00	3,078.00	0.00	0.00	27,732.00	27,702.00	-30.00	-0.11	37,370.00
9940-000 TOTAL EXPENSES	5,414.41	5,395.33	-19.08	-0.35	75,619.05	68,396.95	-7,222.10	-10.56	85,166.98
9950-000 Excess (Deficiency) of Revenues over Expenses	6,744.13	7,535.25	-791.12	-10.50	54,063.53	47,978.27	6,085.26	12.68	70,000.00

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

Period = Mar 2024

	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	-52,499.97	-52,499.97	0.00	0.00	-70,000.00
	-246.25	0.00	-246.25	N/A	-10,221.60	0.00	-10,221.60	N/A	0.00
	-6,079.58	-5,833.33	-246.25	-4.22	-62,721.57	-52,499.97	-10,221.60	-19.47	-70,000.00
Operating Excess (Deficiency) of Rev over Exp	664.55	1,701.92	-1,037.37	-60.95	-8,658.04	-4,521.70	-4,136.34	-91.48	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-Mar 2024

Book = Accrual ; Tree = ysi_is

	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	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	2,835.00	4,293.00	2,835.00	2,835.00	28,431.00
3900-000	TOTAL OTHER INCOME	4,293.00	2,835.00	2,835.00	2,835.00	2,835.00	2,835.00	4,293.00	2,835.00	2,835.00	28,431.00
3999-000	TOTAL PM INCOME	4,293.00	2,835.00	2,835.00	2,835.00	2,835.00	2,835.00	4,293.00	2,835.00	2,835.00	28,431.00
4010-000	ASSOCIATION INCOME										
4045-000	Interest Income	8.13	2.26	2.10	0.98	1.39	1.32	2.23	1.80	2.49	22.70
4047-000	Interest Income-Reserves	1,281.82	1,284.95	1,267.45	1,225.12	1,225.34	1,227.32	1,230.22	1,233.13	246.25	10,221.60
4070-000	Neighborhood Assessments	13,741.84	9,074.80	9,074.80	9,074.80	9,074.80	9,074.80	13,741.84	9,074.80	9,074.80	91,007.28
4390-000	TOTAL ASSOCIATION INCOME	15,031.79	10,362.01	10,344.35	10,300.90	10,301.53	10,303.44	14,974.29	10,309.73	9,323.54	101,251.58
4999-000	TOTAL REVENUE	19,324.79	13,197.01	13,179.35	13,135.90	13,136.53	13,138.44	19,267.29	13,144.73	12,158.54	129,682.58
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	6,525.00
7204-000	Neighborhood Reserve Study	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	10.35	10.47	10.72	11.11	11.47	11.67	11.83	12.02	11.64	101.28
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	890.97	890.97	890.97	890.97	890.98	890.97	890.97	890.97	890.97	8,018.74
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	369.04	708.80	2,077.84
7260-000	Neighborhood Irrigation-Common Areas	0.00	996.43	0.00	1,204.51	0.00	105.38	0.00	105.38	0.00	2,411.70
7265-000	Neigh Irrig Maint & Repairs	50.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	250.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	633.08	0.00	440.40	440.40	0.00	0.00	1,513.88
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	637.84	0.00	637.84
7278-000	Dryer Vent Cleaning	0.00	0.00	0.00	1,255.14	0.00	0.00	0.00	0.00	0.00	1,255.14
7280-000	Neighborhood Maintenance	0.00	0.00	3,027.75	0.00	0.00	0.00	2,091.90	0.00	0.00	5,119.65
7288-000	Neighborhood Property Insurance	18,743.00	0.00	0.00	0.00	0.00	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	2,373.42	4,160.10	2,740.25	2,336.41	47,887.05
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION										
9210-000	NSF Fees	0.00	0.00	30.00	0.00	0.00	0.00	0.00	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	3,078.00	3,078.00	3,078.00	3,078.00	27,702.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,078.00	3,078.00	3,108.00	3,078.00	3,078.00	3,078.00	3,078.00	3,078.00	3,078.00	27,732.00
9940-000	TOTAL EXPENSES	23,497.32	5,700.87	7,762.44	7,797.81	6,938.43	5,451.42	7,238.10	5,818.25	5,414.41	75,619.05
9950-000	Excess (Deficiency) of Revenues over Expenses	-4,172.53	7,496.14	5,416.91	5,338.09	6,198.10	7,687.02	12,029.19	7,326.48	6,744.13	54,063.53

Expense Distribution

Property=s95 AND mm/yy=03/2024-03/2024

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-88217	s95	1032088988217	03/01/2024	03/2024	11.64	0.00	505	03/11/2024	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						11.64	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-87920	s95	722940	03/01/2024	03/2024	890.97	0.00	504	03/11/2024	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						890.97	0.00			
7250-000 - Neighborhood Landscape - Other										
landcare - LandCare USA LLC	P-87980	s95	717384 Neighs	03/06/2024	03/2024	708.80	0.00	504	03/11/2024	Bark
Total 7250-000 - Neighborhood Landscap...						708.80	0.00			
						1,611.41	0.00			