



**View Ridge
FINANCIAL REPORT**

Manager's Report for the month ending November 30, 2024

FINANCIAL SUMMARY:

As of November 30, 2024, operating cash totaled \$9,062, unpaid assessments (receivables) totaled -\$754, and 'other' cash (or cash equivalents) totaled \$215,625, for total assets of \$223,933.

Operating liabilities totaled \$0, prepaid assessments totaled \$0, and 'other' liabilities totaled \$754, for total liabilities of \$754.

The Association ended the month in a positive cash position of \$223,933.

For the month ending November 30, 2024, the Association incurred expenses and accrued costs totaling \$4,941, under budget by \$1,952.

YTD November 30, 2024, the Association incurred expenses and accrued costs totaling \$49,773, under budget by \$6,272.

As of November 30, 2024, replacement reserves totaled \$215,625.

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

Reserve Study	\$ 1,233.00	Under	Less than anticipated
Neighborhood Landscape-Other	\$ 1,041.65	Under	Less than anticipated
Neighborhood Irrigation-Common Areas	\$ 2,065.16	Under	Less than anticipated
Neighborhood Irrigation Maint. & Repairs	\$ 350.00	Under	Less than anticipated
Pest Control	\$ 400.05	Over	More than anticipated
Neighborhood Gutter/Roof Maintenance	\$ 1,152.10	Under	Less than anticipated
Neighborhood Gutter/Roof Cleaning	\$ 735.40	Under	Less than anticipated
Neighborhood Maintenance	\$ 416.65	Under	Less than anticipated
Property Insurance	\$ 625.84	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:

Exterior Painting Phase 2 completed July 2024

Street Sweeping April 2024

Irrigation Start Up April 2024

Dryer Vent Cleaning performed September 2024

Roof and Gutter Cleaning November 2024

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 = Nov 2024

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	9,062.22	7,571.79	1,490.43
1030-000	CIT -Operating Money Market	370.30	231.07	139.23
1080-000	CIT - Reserve MM	215,625.23	209,266.59	6,358.64
1090-000	TOTAL CASH	225,057.75	217,069.45	7,988.30
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	-754.48	375.74	-1,130.22
1248-000	TOTAL ACCOUNTS RECEIVABLE	-754.48	375.74	-1,130.22
1990-000	TOTAL ASSETS	224,303.27	217,445.19	6,858.08
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	753.48	753.48	0.00
2680-000	TOTAL OTHER LIABILITIES	753.48	753.48	0.00
2690-000	TOTAL LIABILITIES	753.48	753.48	0.00
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	3,714.38	3,714.38	0.00
2830-000	Current Year Reserve Transfers	-19,341.34	-12,982.70	-6,358.64
2850-000	Current Year Retained Earnings/Operating Fund	23,551.52	16,693.44	6,858.08
2855-000	Reserve Equity	215,625.23	209,266.59	6,358.64
2990-000	TOTAL CAPITAL	223,549.79	216,691.71	6,858.08
2999-000	TOTAL LIABILITIES & CAPITAL	224,303.27	217,445.19	6,858.08

View Ridge - IHCA Supplemental (s95) Budget Comparison

Period = Nov 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	2,604.00	3,192.00	-588.00	-18.42	16,212.00	15,960.00	252.00	1.58	38,304.00
3900-000 TOTAL OTHER INCOME	2,604.00	3,192.00	-588.00	-18.42	16,212.00	15,960.00	252.00	1.58	38,304.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	10.00	0.00	10.00	N/A	10.00	0.00	10.00	N/A	0.00
4045-000 Interest Income	1.91	0.00	1.91	N/A	12.62	0.00	12.62	N/A	0.00
4047-000 Interest Income-Reserves	108.64	0.00	108.64	N/A	591.34	0.00	591.34	N/A	0.00
4070-000 Neighborhood Assessments	9,074.94	10,246.00	-1,171.06	-11.43	56,498.82	56,499.25	-0.43	0.00	133,490.50
4390-000 TOTAL ASSOCIATION INCOME	9,195.49	10,246.00	-1,050.51	-10.25	57,112.78	56,499.25	613.53	1.09	133,490.50
4999-000 TOTAL REVENUE	11,799.49	13,438.00	-1,638.51	-12.19	73,324.78	72,459.25	865.53	1.19	171,794.50
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	761.25	761.25	0.00	0.00	3,806.25	3,806.25	0.00	0.00	9,135.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	1,233.00	1,233.00	100.00	1,233.00
7211-000 Neighborhood Legal Services	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
7226-000 Neighborhood Electric /Gas	11.54	13.13	1.59	12.11	56.15	65.65	9.50	14.47	157.50
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	926.62	935.67	9.05	0.97	4,633.10	4,678.35	45.25	0.97	11,228.00
7250-000 Neighborhood Landscape - Other	0.00	208.33	208.33	100.00	0.00	1,041.65	1,041.65	100.00	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	1,934.84	4,000.00	2,065.16	51.63	4,000.00
7265-000 Neigh Irrig Maint & Repairs	50.00	0.00	-50.00	N/A	50.00	400.00	350.00	87.50	500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	750.05	350.00	-400.05	-114.30	700.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	230.42	230.42	100.00	0.00	1,152.10	1,152.10	100.00	2,765.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	147.08	147.08	100.00	0.00	735.40	735.40	100.00	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	1,256.00	1,256.00	100.00	1,340.03	1,256.00	-84.03	-6.69	1,256.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	0.00	416.65	416.65	100.00	1,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	21,242.84	20,617.00	-625.84	-3.04	20,617.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	208.35	208.35	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,749.41	3,701.88	1,952.47	52.74	33,813.26	40,085.40	6,272.14	15.65	58,056.50
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	3,192.00	3,192.00	0.00	0.00	15,960.00	15,960.00	0.00	0.00	38,304.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,192.00	3,192.00	0.00	0.00	15,960.00	15,960.00	0.00	0.00	38,738.00
9940-000 TOTAL EXPENSES	4,941.41	6,893.88	1,952.47	28.32	49,773.26	56,045.40	6,272.14	11.19	96,794.50
9950-000 Excess (Deficiency) of Revenues over Expenses	6,858.08	6,544.12	313.96	4.80	23,551.52	16,413.85	7,137.67	43.49	75,000.00

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

Period = Nov 2024

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-6,250.00	-6,250.00	0.00	0.00	18,750.00	31,250.00	-12,500.00	0.00	-75,000.00
	-108.64	0.00	-108.64	N/A	-591.34	0.00	-591.34	N/A	0.00
	-6,358.64	-6,250.00	-108.64	-1.74	18,158.66	31,250.00	-13,091.34	-41.89	-75,000.00
Operating Excess (Deficiency) of Rev over Exp	499.44	294.12	205.32	69.81	41,710.18	47,663.85	-5,953.67	-12.49	0.00

Reserve Expenses:

None at This Time

Statement (12 months)

Period = Jul 2024-Nov 2024

Book = Accrual ; Tree = ysi_is

		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Total
3000-000	INCOME						
3500-000	OTHER INCOME						
3590-000	IHCA Master Base Assess. Income	4,452.00	3,276.00	2,604.00	3,276.00	2,604.00	16,212.00
3900-000	TOTAL OTHER INCOME	4,452.00	3,276.00	2,604.00	3,276.00	2,604.00	16,212.00
3999-000	TOTAL PM INCOME	4,452.00	3,276.00	2,604.00	3,276.00	2,604.00	16,212.00
4010-000	ASSOCIATION INCOME						
4020-000	Late Fees / NSF	0.00	0.00	0.00	0.00	10.00	10.00
4045-000	Interest Income	2.76	3.16	2.89	1.90	1.91	12.62
4047-000	Interest Income-Reserves	169.25	103.37	101.41	108.67	108.64	591.34
4070-000	Neighborhood Assessments	15,515.22	11,416.86	9,074.94	11,416.86	9,074.94	56,498.82
4390-000	TOTAL ASSOCIATION INCOME	15,687.23	11,523.39	9,179.24	11,527.43	9,195.49	57,112.78
4999-000	TOTAL REVENUE	20,139.23	14,799.39	11,783.24	14,803.43	11,799.49	73,324.78
6000-000	EXPENSES						
7200-000	NEIGHBORHOOD EXPENSES						
7201-000	Neighborhood Management Fees	0.00	1,522.50	761.25	761.25	761.25	3,806.25
7226-000	Neighborhood Electric /Gas	10.71	11.12	11.12	11.66	11.54	56.15
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	926.62	926.62	926.62	926.62	926.62	4,633.10
7260-000	Neighborhood Irrigation-Common Areas	0.00	192.80	0.00	1,742.04	0.00	1,934.84
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	0.00	50.00	50.00
7266-000	Neighborhood Pest Control	0.00	468.78	281.27	0.00	0.00	750.05
7278-000	Dryer Vent Cleaning	0.00	0.00	1,340.03	0.00	0.00	1,340.03
7288-000	Neighborhood Property Insurance	21,242.84	0.00	0.00	0.00	0.00	21,242.84
7290-000	TOTAL NEIGHBORHOOD EXPENSES	22,180.17	3,121.82	3,320.29	3,441.57	1,749.41	33,813.26
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION						
9830-000	Master Base Assessments	0.00	6,384.00	3,192.00	3,192.00	3,192.00	15,960.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	0.00	6,384.00	3,192.00	3,192.00	3,192.00	15,960.00
9940-000	TOTAL EXPENSES	22,180.17	9,505.82	6,512.29	6,633.57	4,941.41	49,773.26
9950-000	Excess (Deficiency) of Revenues over Expenses	-2,040.94	5,293.57	5,270.95	8,169.86	6,858.08	23,551.52

Expense Distribution

Property=s95 AND mm/yy=11/2024-11/2024

Account Code - Name Vendor 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-91378	s95	1032088991378	11/01/2024	11/2024	11.54	0.00	540	11/25/2024	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						11.54	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-91188	s95	801817	11/01/2024	11/2024	926.62	0.00	539	11/11/2024	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						926.62	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
certba - Certified Backflow Testing, Inc.	P-91219	s95	067722	11/04/2024	11/2024	50.00	0.00	538	11/04/2024	Backflow Testing
Total 7265-000 - Neigh Irrig Maint & Repairs						50.00	0.00			
						988.16	0.00			