

**Grand Ridge Drive
FINANCIAL REPORT**

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

FINANCIAL SUMMARY:

As of March 31, 2022, operating cash totaled \$1,091, unpaid assessments (receivables) totaled \$2,129, and 'other' cash (or cash equivalents) totaled \$369,719, for total assets of \$372,939.

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 \$372,939.

For the month ending March 31, 2022, the Association incurred expenses and accrued costs totaling \$6,948, under budget by \$1,403.

YTD March 31, 2022, the Association incurred expenses and accrued costs totaling \$62,395, under budget by \$7,718.

As of March 31, 2022, replacement reserves totaled \$346,794.

BUDGET VARIANCES: Explanations for variances more than \$300.00. None in July.

Expense	Variance Amt	Over/Under	Explanation
Reserve study	\$ 615.35	Under	Billing Cycle
Electric/Gas	\$ 729.19	Under	Less than anticipated
Landscape-Other	\$ 2,999.97	Under	Not yet performed
Neighborhood Maintenance	\$ 884.97	Under	Less than anticipated
Contingency	\$ 704.97	Under	Less than anticipated

ACCOUNTS REC. REPORT:

Unit #	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total	Status
GRD_0004		684.66			684.66	Assessments
GRD_0009			1,194.32	175.00	1,369.32	Assessments
GRD_0012	0.09				0.09	Assessments
GRD_0021	75.00		1,369.32		1,444.32	Assessments
GRD_0026					(0.06)	Assessments
TOTAL	75.09	684.66	2,563.64	175.00	3,498.33	

PROJECT REPORT

Stain mailbox kiosks	Completed September 2021
Winterize Irrigation	Completed October 2021
Streetsweeping	To be performed May 2022
Replace monument and bridge lights	To be performed Summer 2022
Bridge Seal & Repair	To be performed Summer 2022

Balance Sheet (With Period Change)

Period = Mar 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	1,090.85	2,275.33	-1,184.48
1030-000	CIT -Operating Money Market	22,924.73	22,919.95	4.78
1066-000	Certificate of Deposits - Reserve	276,285.94	276,201.56	84.38
1080-000	CIT - Reserve MM	70,508.20	68,955.53	1,552.67
1090-000	TOTAL CASH	370,809.72	370,352.37	457.35
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	2,129.07	1,825.85	303.22
1248-000	TOTAL ACCOUNTS RECEIVABLE	2,129.07	1,825.85	303.22
1990-000	TOTAL ASSETS	372,938.79	372,178.22	760.57
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	0.06	0.06	0.00
2680-000	TOTAL OTHER LIABILITIES	0.06	0.06	0.00
2690-000	TOTAL LIABILITIES	0.06	0.06	0.00
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	27,844.23	27,844.23	0.00
2830-000	Current Year Reserve Transfers	-28,463.34	-26,826.29	-1,637.05
2850-000	Current Year Retained Earnings/Operating Fund	26,763.70	26,003.13	760.57
2855-000	Reserve Equity	346,794.14	345,157.09	1,637.05
2990-000	TOTAL CAPITAL	372,938.73	372,178.16	760.57
2999-000	TOTAL LIABILITIES & CAPITAL	372,938.79	372,178.22	760.57

Statement (12 months)

Period = Jul 2021-Mar 2022

Book = Accrual ; Tree = ysi_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Total
3000-000	INCOME									
3500-000	OTHER INCOME									
3585-000	IHCA Master Cap. Assess. Income	0.00	0.00	474.00	0.00	0.00	0.00	0.00	0.00	474.00
3590-000	IHCA Master Base Assess. Income	7,110.00	2,370.00	2,133.00	2,449.00	2,449.00	2,449.00	6,320.00	2,212.00	30,099.00
3900-000	TOTAL OTHER INCOME	7,110.00	2,370.00	2,607.00	2,449.00	2,449.00	2,449.00	6,320.00	2,212.00	30,573.00
3999-000	TOTAL PM INCOME	7,110.00	2,370.00	2,607.00	2,449.00	2,449.00	2,449.00	6,320.00	2,212.00	30,573.00
4010-000	ASSOCIATION INCOME									
4020-000	Late Fees / NSF	0.00	25.00	50.00	50.00	-125.00	0.00	0.00	0.00	75.00
4040-000	Fee & Fine Income	0.00	0.00	50.00	0.00	-50.00	0.00	0.00	0.00	0.00
4045-000	Interest Income	7.78	8.14	7.84	8.08	6.00	4.64	4.93	4.25	56.65
4047-000	Interest Income-Reserves	265.56	265.56	265.29	265.63	156.33	96.06	96.37	95.49	1,603.34
4070-000	Neighborhood Assessments	9,963.00	3,321.60	2,989.44	3,432.32	3,432.32	3,432.32	8,857.60	3,100.16	42,182.52
4071-000	Neighborhood Reserve	3,465.00	1,155.00	1,039.50	1,193.50	1,193.50	1,193.50	3,080.00	1,078.00	14,668.50
4390-000	TOTAL ASSOCIATION INCOME	13,701.34	4,775.30	4,402.07	4,949.53	4,613.15	4,726.52	12,038.90	4,277.90	58,586.01
4999-000	TOTAL REVENUE	20,811.34	7,145.30	7,009.07	7,398.53	7,062.15	7,175.52	18,358.90	6,489.90	89,159.01
6000-000	EXPENSES									
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	855.00	855.00	855.00	855.00	855.00	855.00	855.00	855.00	7,695.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	694.65	0.00	694.65
7226-000	Neighborhood Electric /Gas	127.47	128.80	128.80	128.80	133.29	133.40	133.26	133.26	1,180.34
7240-000	Neighborhood Landscape - Contract / Yards	1,809.47	1,809.47	1,809.47	1,809.47	1,809.47	1,809.47	1,809.47	1,809.47	16,285.23
7260-000	Neighborhood Irrigation-Common Areas	0.00	919.17	0.00	944.88	0.00	51.72	0.00	45.32	1,961.09
7265-000	Neigh Irrig Maint & Repairs	0.00	80.00	195.00	0.00	200.00	0.00	0.00	0.00	475.00
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	0.00	4,200.00	0.00	4,200.00
7280-000	Neighborhood Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	990.00	990.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	2,791.94	3,792.44	2,988.27	3,738.15	2,997.76	2,849.59	7,692.38	2,843.05	33,481.31
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9825-000	Master Cap. Assessments	0.00	0.00	474.00	0.00	0.00	0.00	0.00	0.00	474.00
9830-000	Master Base Assessments	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	28,440.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,160.00	3,160.00	3,634.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	28,914.00
9940-000	TOTAL EXPENSES	5,951.94	6,952.44	6,622.27	6,898.15	6,157.76	6,009.59	10,852.38	6,003.05	62,395.31
9950-000	Excess (Deficiency) of Revenues over Expenses	14,859.40	192.86	386.80	500.38	904.39	1,165.93	7,506.52	486.85	26,763.70

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison

Period = Mar 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-000 INCOME									
3500-000 OTHER INCOME									
3585-000 IHCA Master Cap. Assess. Income	0.00	0.00	0.00	N/A	474.00	0.00	474.00	N/A	0.00
3590-000 IHCA Master Base Assess. Income	2,607.00	3,160.00	-553.00	-17.50	30,099.00	28,440.00	1,659.00	5.83	37,920.00
3900-000 TOTAL OTHER INCOME	2,607.00	3,160.00	-553.00	-17.50	30,573.00	28,440.00	2,133.00	7.50	37,920.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	75.00	0.00	75.00	N/A	75.00	0.00	75.00	N/A	0.00
4045-000 Interest Income	4.99	0.00	4.99	N/A	56.65	0.00	56.65	N/A	0.00
4047-000 Interest Income-Reserves	97.05	0.00	97.05	N/A	1,603.34	0.00	1,603.34	N/A	0.00
4070-000 Neighborhood Assessments	3,653.76	4,428.83	-775.07	-17.50	42,182.52	39,859.47	2,323.05	5.83	53,146.00
4071-000 Neighborhood Reserve	1,270.50	1,540.00	-269.50	-17.50	14,668.50	13,860.00	808.50	5.83	18,480.00
4390-000 TOTAL ASSOCIATION INCOME	5,101.30	5,968.83	-867.53	-14.53	58,586.01	53,719.47	4,866.54	9.06	71,626.00
4999-000 TOTAL REVENUE	7,708.30	9,128.83	-1,420.53	-15.56	89,159.01	82,159.47	6,999.54	8.52	109,546.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	855.00	855.00	0.00	0.00	7,695.00	7,695.00	0.00	0.00	10,260.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	694.65	1,310.00	615.35	46.97	1,310.00
7210-000 Neighborhood Street Sweeping	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
7226-000 Neighborhood Electric /Gas	133.26	212.17	78.91	37.19	1,180.34	1,909.53	729.19	38.19	2,546.00
7240-000 Neighborhood Landscape - Contract / Yards	1,809.47	1,837.17	27.70	1.51	16,285.23	16,534.53	249.30	1.51	22,046.00
7250-000 Neighborhood Landscape - Other	0.00	333.33	333.33	100.00	0.00	2,999.97	2,999.97	100.00	4,000.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	1,961.09	2,250.00	288.91	12.84	2,500.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	475.00	350.00	-125.00	-35.71	500.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	1,666.66	1,666.66	100.00	4,200.00	5,000.00	800.00	16.00	5,000.00
7280-000 Neighborhood Maintenance	990.00	208.33	-781.67	-375.21	990.00	1,874.97	884.97	47.20	2,500.00
7289-000 Neighborhood Contingency	0.00	78.33	78.33	100.00	0.00	704.97	704.97	100.00	940.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,787.73	5,190.99	1,403.26	27.03	33,481.31	40,628.97	7,147.66	17.59	52,102.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9610-000 Federal Income Tax	0.00	0.00	0.00	N/A	0.00	1,044.00	1,044.00	100.00	1,044.00
9825-000 Master Cap. Assessments	0.00	0.00	0.00	N/A	474.00	0.00	-474.00	N/A	0.00
9830-000 Master Base Assessments	3,160.00	3,160.00	0.00	0.00	28,440.00	28,440.00	0.00	0.00	37,920.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,160.00	3,160.00	0.00	0.00	28,914.00	29,484.00	570.00	1.93	38,964.00
9940-000 TOTAL EXPENSES	6,947.73	8,350.99	1,403.26	16.80	62,395.31	70,112.97	7,717.66	11.01	91,066.00
9950-000 Excess (Deficiency) of Revenues over Expenses	760.57	777.84	-17.27	-2.22	26,763.70	12,046.50	14,717.20	122.17	18,480.00

Grand Ridge Drive - IHCA (sgrd) Budget Comparison

Period = Mar 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
General Reserve Contributions	-1,540.00	-1,540.00	0.00	0.00	-26,860.00	-26,860.00	0.00	0.00	-18,480.00
Reserve Interest Income	-97.05	0.00	-97.05	N/A	-1,603.34	0.00	-1,603.34	N/A	0.00
	-1,637.05	-1,540.00	-97.05	-6.30	-28,463.34	-26,860.00	-1,603.34	-5.97	-18,480.00
Operating Excess (Deficiency) of Rev over Exp	-876.48	-762.16	-114.32	-15.00	-1,699.64	-14,813.50	13,113.86	88.53	0.00
Reserve Expenses:									
405 - Mailbox Housing Paint/Stain					2,062.50	2,500.00			2,500.00

Expense Distribution

Property=sgrd AND mm/yy=03/2022-03/2022

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-78675	sgrd	37978675	03/01/2022	03/2022	39.78	0.00	965	03/11/2022	Account #200021422882
pugsou - Puget Sound Energy	P-78676	sgrd	42978676	03/01/2022	03/2022	10.21	0.00	965	03/11/2022	Account #200021422676
pugsou - Puget Sound Energy	P-78677	sgrd	42578677	03/01/2022	03/2022	10.21	0.00	965	03/11/2022	Account #200021422494
pugsou - Puget Sound Energy	P-78726	sgrd	37878726	03/01/2022	03/2022	60.37	0.00	965	03/11/2022	Account #200021422304
pugsou - Puget Sound Energy	P-78744	sgrd	40078744	03/01/2022	03/2022	12.69	0.00	965	03/11/2022	Account #200013325945
Total 7226-000 - Neighborhood Electric /Gas						133.26	0.00			
7240-000 - Neighborhood Landscape - Co...										
beacre - Bear Creek Landscaping LLC	P-78793	sgrd	I220634343	03/01/2022	03/2022	1,809.47	0.00	966	03/18/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,809.47	0.00			
7280-000 - Neighborhood Maintenance										
isscom - Issaquah Highlands Communit...	P-78608	sgrd	GRD Maint BB 03/2022	03/09/2022	03/2022	100.00	0.00	964	03/11/2022	W/O #4752 Mattress Removal
moacc - Cardmember Service	P-78762	sgrd	220311 GRD	03/11/2022	03/2022	90.00	0.00	3112022	03/11/2022	Mattress & Box spring Disposal
isscom - Issaquah Highlands Communit...	P-78972	sgrd	SGRD 03/2022 Mai...	03/23/2022	03/2022	800.00	0.00	967	03/30/2022	W/O #4755 Power Washing Mailboxes
Total 7280-000 - Neighborhood Maintenance						990.00	0.00			
						2,932.73	0.00			

Aged Receivables Report Detail by Owner

Grand Ridge Drive - IHCA (sgrd)

Trans through: 03/22

Age As of: 03/31/2022

Unit	OwnerCode	Status	Name	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Charge Code	Less Prepayments	Balance	Memos
sgrd - Grand Ridge Drive - IHCA												
GRD_0004												
	t0013735	Current	Anand Swaminathan	-684.66	0.00	-684.66	0.00	0.00	neigh	0.00	-684.66	Thank you Anand! Your ACH is now setup to begin July 2022. Your assessment of \$228.22 were to go through your established ACH bank account ending *1916 every 5th of the month to begin this July 2022
GRD_0009												
	t0003174	Current	Steven Roupe	1369.32	0.00	0.00	1194.32	175.00	late	0.00	1369.32	RE: Delinquent Account/Notice of Intent for Collections Account Number: GRD_0009 Dear Steven Roupe, Our records indicate that the total balance of \$1,494.20 is over 41 days or more past due.
GRD_0012												
	t0013130	Current	Mathur Family Trust	0.09	0.09	0.00	0.00	0.00	sres	0.00	0.09	Received void check account ends*2885 to begin Mar 2021. Missing \$.09.
GRD_0021												
	t0010971	Current	Atulya Beheray	1444.32	75.00	0.00	1369.32	0.00	neigh	0.00	1444.32	RESENDING! RE: Account Number: GRD_0021 Dear Atulya: We are very concerned that your account is 90 days or more past due. Your balance of \$2,851.40 includes the following: If you have any ques

Unit	OwnerCode	Status	Name	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Charge Code	Less Prepayments	Balance	Memos
GRD_0026												
	t0013386	Current	Alan Thomson	0.00	0.00	0.00	0.00	0.00	prepay	-0.06	-0.06	Received void check account ends *1734 to begin Oct. 2021.
Total sgrd	- Grand Ridge Drive - IHCA			2129.07	75.09	-684.66	2563.64	175.00		-0.06	2129.01	
Grand Total				2129.07	75.09	-684.66	2563.64	175.00		-0.06	2129.01	