

**Grand Ridge Drive
FINANCIAL REPORT**

Manager's Report for the month ending April 30, 2022

FINANCIAL SUMMARY:

As of April 30, 2022, operating cash totaled -\$4,132, unpaid assessments (receivables) totaled \$913, and 'other' cash (or cash equivalents) totaled \$371,361, for total assets of \$368,141.

Operating liabilities totaled \$0, prepaid assessments totaled \$1, and 'other' liabilities totaled \$1, for total liabilities of \$1.

The Association ended the month in a positive cash position of \$368,140.

For the month ending April 30, 2022, the Association incurred expenses and accrued costs totaling \$12,431, over budget by \$5,497.

YTD April 30, 2022, the Association incurred expenses and accrued costs totaling \$74,827, under budget by \$2,221.

As of April 30, 2022, replacement reserves totaled \$368,141.

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	\$ 808.22	Under	Less than anticipated
Landscape-Other	\$ 2,166.70	Over	More than anticipated
Inclement Weather	\$ 800.00	Under	Less than anticipated
Irrigation - Common Areas	\$ 340.19	Under	Less than anticipated
Irrigation - Maint & Repairs	\$ 475.00	Over	More than anticipated
Neighborhood Maintenance	\$ 668.30	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				1,369.32	1,369.32	Assessments
GRD_0012	0.09				0.09	Assessments
GRD_0021			1,369.32		(0.68)	Assessments
GRD_0026					(0.06)	Assessments
TOTAL	0.09	0.00	2,053.98	1,369.32	2,053.33	

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 = Apr 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	-4,132.23	1,090.85	-5,223.08
1030-000	CIT -Operating Money Market	22,929.44	22,924.73	4.71
1066-000	Certificate of Deposits - Reserve	276,370.32	276,285.94	84.38
1080-000	CIT - Reserve MM	72,060.75	70,508.20	1,552.55
1090-000	TOTAL CASH	367,228.28	370,809.72	-3,581.44
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	912.91	2,129.07	-1,216.16
1248-000	TOTAL ACCOUNTS RECEIVABLE	912.91	2,129.07	-1,216.16
1990-000	TOTAL ASSETS	368,141.19	372,938.79	-4,797.60
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	0.68	0.06	0.62
2680-000	TOTAL OTHER LIABILITIES	0.68	0.06	0.62
2690-000	TOTAL LIABILITIES	0.68	0.06	0.62
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	27,844.23	27,844.23	0.00
2830-000	Current Year Reserve Transfers	-30,100.27	-28,463.34	-1,636.93
2850-000	Current Year Retained Earnings/Operating Fund	21,965.48	26,763.70	-4,798.22
2855-000	Reserve Equity	348,431.07	346,794.14	1,636.93
2990-000	TOTAL CAPITAL	368,140.51	372,938.73	-4,798.22
2999-000	TOTAL LIABILITIES & CAPITAL	368,141.19	372,938.79	-4,797.60

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison

Period = Apr 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	32,706.00	31,600.00	1,106.00	3.50	37,920.00
3900-000 TOTAL OTHER INCOME	2,607.00	3,160.00	-553.00	-17.50	33,180.00	31,600.00	1,580.00	5.00	37,920.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	75.00	0.00	75.00	N/A	0.00
4045-000 Interest Income	4.92	0.00	4.92	N/A	61.57	0.00	61.57	N/A	0.00
4047-000 Interest Income-Reserves	96.93	0.00	96.93	N/A	1,700.27	0.00	1,700.27	N/A	0.00
4070-000 Neighborhood Assessments	3,653.76	4,428.83	-775.07	-17.50	45,836.28	44,288.30	1,547.98	3.50	53,146.00
4071-000 Neighborhood Reserve	1,270.50	1,540.00	-269.50	-17.50	15,939.00	15,400.00	539.00	3.50	18,480.00
4390-000 TOTAL ASSOCIATION INCOME	5,026.11	5,968.83	-942.72	-15.79	63,612.12	59,688.30	3,923.82	6.57	71,626.00
4999-000 TOTAL REVENUE	7,633.11	9,128.83	-1,495.72	-16.38	96,792.12	91,288.30	5,503.82	6.03	109,546.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	855.00	855.00	0.00	0.00	8,550.00	8,550.00	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	133.14	212.17	79.03	37.25	1,313.48	2,121.70	808.22	38.09	2,546.00
7240-000 Neighborhood Landscape - Contract / Yards	1,809.47	1,837.17	27.70	1.51	18,094.70	18,371.70	277.00	1.51	22,046.00
7250-000 Neighborhood Landscape - Other	5,500.00	333.33	-5,166.67	-1,550.02	5,500.00	3,333.30	-2,166.70	-65.00	4,000.00
7260-000 Neighborhood Irrigation-Common Areas	48.72	100.00	51.28	51.28	2,009.81	2,350.00	340.19	14.48	2,500.00
7265-000 Neigh Irrig Maint & Repairs	500.00	150.00	-350.00	-233.33	975.00	500.00	-475.00	-95.00	500.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	4,200.00	5,000.00	800.00	16.00	5,000.00
7280-000 Neighborhood Maintenance	425.00	208.33	-216.67	-104.00	1,415.00	2,083.30	668.30	32.08	2,500.00
7289-000 Neighborhood Contingency	0.00	78.33	78.33	100.00	0.00	783.30	783.30	100.00	940.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	9,271.33	3,774.33	-5,497.00	-145.64	42,752.64	44,403.30	1,650.66	3.72	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	31,600.00	31,600.00	0.00	0.00	37,920.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,160.00	3,160.00	0.00	0.00	32,074.00	32,644.00	570.00	1.75	38,964.00
9940-000 TOTAL EXPENSES	12,431.33	6,934.33	-5,497.00	-79.27	74,826.64	77,047.30	2,220.66	2.88	91,066.00
9950-000 Excess (Deficiency) of Revenues over Expenses	-4,798.22	2,194.50	-6,992.72	-318.65	21,965.48	14,241.00	7,724.48	54.24	18,480.00

**Grand Ridge Drive - IHCA (sgrd)
Budget Comparison**

Period = Apr 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	-28,400.00	-28,400.00	0.00	0.00	-18,480.00
Reserve Interest Income	-96.93	0.00	-96.93	N/A	-1,700.27	0.00	-1,700.27	N/A	0.00
	-1,636.93	-1,540.00	-96.93	-6.29	-30,100.27	-28,400.00	-1,700.27	-5.99	-18,480.00
Operating Excess (Deficiency) of Rev over Exp	-6,435.15	654.50	-7,089.65	N/A	-8,134.79	-14,159.00	6,024.21	42.55	0.00
Reserve Expenses:									
405 - Mailbox Housing Paint/Stain					2,062.50	2,500.00			2,500.00

Statement (12 months)

Period = Jul 2021-Apr 2022

Book = Accrual ; Tree = ysi_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 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	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	2,607.00	32,706.00	
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	2,607.00	33,180.00	
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	2,607.00	33,180.00	
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	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	0.00	
4045-000	Interest Income	7.78	8.14	7.84	8.08	6.00	4.64	4.93	4.25	4.99	61.57	
4047-000	Interest Income-Reserves	265.56	265.56	265.29	265.63	156.33	96.06	96.37	95.49	97.05	1,700.27	
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	3,653.76	45,836.28	
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	1,270.50	15,939.00	
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	5,101.30	63,612.12	
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	7,708.30	96,792.12	
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	855.00	8,550.00	
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	694.65	0.00	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	133.26	1,313.48	
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	1,809.47	18,094.70	
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00	5,500.00	
7260-000	Neighborhood Irrigation-Common Areas	0.00	919.17	0.00	944.88	0.00	51.72	0.00	45.32	0.00	2,009.81	
7265-000	Neigh Irrig Maint & Repairs	0.00	80.00	195.00	0.00	200.00	0.00	0.00	0.00	500.00	975.00	
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	0.00	4,200.00	0.00	0.00	4,200.00	
7280-000	Neighborhood Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	990.00	1,415.00	
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	3,787.73	42,752.64	
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	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	3,160.00	31,600.00	
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	3,160.00	32,074.00	
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	6,947.73	74,826.64	
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	760.57	-4,798.22	21,965.48

Expense Distribution

Property=sgrd AND mm/yy=04/2022-04/2022

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-79289	sgrd	37979289	04/01/2022	04/2022	39.78	0.00	971	04/21/2022	Account #200021422882
pugsou - Puget Sound Energy	P-79294	sgrd	42579294	04/01/2022	04/2022	10.21	0.00	971	04/21/2022	Account #200021422494
pugsou - Puget Sound Energy	P-79295	sgrd	42979295	04/01/2022	04/2022	10.21	0.00	971	04/21/2022	Account #200021422676
pugsou - Puget Sound Energy	P-79309	sgrd	37879309	04/01/2022	04/2022	60.37	0.00	971	04/21/2022	Account #200021422304
pugsou - Puget Sound Energy	P-79327	sgrd	40079327	04/01/2022	04/2022	12.57	0.00	971	04/21/2022	Account #200013325945
Total 7226-000 - Neighborhood Electric /Gas						133.14	0.00			
7240-000 - Neighborhood Landscape - Co...										
beacre - Bear Creek Landscaping LLC	P-79237	sgrd	I220634778	04/01/2022	04/2022	1,809.47	0.00	969	04/21/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,809.47	0.00			
7250-000 - Neighborhood Landscape - Other										
isscom - Issaquah Highlands Communit...	P-79099	sgrd	T4895 04/2022 Land BB	04/12/2022	04/2022	1,500.00	0.00	968	04/12/2022	W/O #4738 Drainage Pipe and Rock
landcare - LandCare USA LLC	P-79405	sgrd	482186	04/22/2022	04/2022	4,000.00	0.00	973	04/27/2022	Non-Contract Landscaping
Total 7250-000 - Neighborhood Landscap...						5,500.00	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-79218	sgrd	31-0095-0079218	04/01/2022	04/2022	24.36	0.00	970	04/21/2022	Account #31-0095-00
citiss - City of Issaquah	P-79219	sgrd	31-0096-0079219	04/01/2022	04/2022	24.36	0.00	970	04/21/2022	Account #31-0096-00
Total 7260-000 - Neighborhood Irrigatio...						48.72	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
landcare - LandCare USA LLC	P-79406	sgrd	504672	04/22/2022	04/2022	500.00	0.00	972	04/27/2022	Irrigation Repair
Total 7265-000 - Neigh Irrig Maint & Repairs						500.00	0.00			
7280-000 - Neighborhood Maintenance										
isscom - Issaquah Highlands Communit...	P-79102	sgrd	T4895 Maint BB 04...	04/12/2022	04/2022	425.00	0.00	968	04/12/2022	W/O #4758 Water Towner Road Cleaning
Total 7280-000 - Neighborhood Maintenance						425.00	0.00			
						8,416.33	0.00			