

**Grand Ridge Drive
FINANCIAL REPORT**

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

FINANCIAL SUMMARY:

As of August 31, 2022, operating cash totaled \$2,122, unpaid assessments (receivables) totaled \$2,800, and 'other' cash (or cash equivalents) totaled \$378,482, for total assets of \$383,405.

Operating liabilities totaled \$0, prepaid assessments totaled \$2,751, and 'other' liabilities totaled \$0, for total liabilities of \$2,751.

The Association ended the month in a positive cash position of \$380,654.

For the month ending August 31, 2022, the Association incurred expenses and accrued costs totaling \$6,338, under budget by \$719.

YTD August 31, 2022, the Association incurred expenses and accrued costs totaling \$12,553, under budget by \$2,361.

As of August 31, 2022, replacement reserves totaled \$383,405.

Grand Ridge Drive & 270th Place mailbox was vandalized and replacement has been installed.

BUDGET VARIANCES: Explanations for variances more than \$300.00.

Expense	Variance Amt	Over/Under	Explanation
Reserve Study	\$ 700.00	Under	Billing Cycle
Irrigation - Common Area	\$ 380.44	Under	Less than anticipated
Landscaping - Other	\$ 375.00	Under	Billing Cycle

ACCOUNTS REC. REPORT:

Unit #	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total	Status
GRD_0009	25.00		1,375.32		1,400.32	Assessments
GRD_0010					(1,375.32)	Prepay
GRD_0012				0.09	0.09	Assessments
GRD_0013					(1,375.32)	Prepay
GRD_0021	25.00		1,374.64		1,399.64	Assessments
GRD_0012					(0.06)	Prepay
TOTAL	50.00	0.00	2,749.96	0.09	49.35	

PROJECT REPORT

Stain mailbox kiosks	Completed September 2021
Winterize Irrigation	Completed October 2021
Streetsweeping	Performed in May 2022
Replace monument and bridge lights	To be performed Summer 2022
Bridge Seal & Repair	To be performed Summer 2022
Grand Ridge Dr. & 270th Pl. mailbox replacement	To be installed once delivered

Balance Sheet (With Period Change)

Period = Aug 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	2,122.02	4,996.17	-2,874.15
1030-000	CIT -Operating Money Market	25,756.04	21,815.07	3,940.97
1066-000	Certificate of Deposits - Reserve	276,707.84	276,623.46	84.38
1080-000	CIT - Reserve MM	76,018.56	76,721.21	-702.65
1090-000	TOTAL CASH	380,604.46	380,155.91	448.55
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	2,800.05	2,750.05	50.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	2,800.05	2,750.05	50.00
1990-000	TOTAL ASSETS	383,404.51	382,905.96	498.55
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	2,750.70	1,375.38	1,375.32
2680-000	TOTAL OTHER LIABILITIES	2,750.70	1,375.38	1,375.32
2690-000	TOTAL LIABILITIES	2,750.70	1,375.38	1,375.32
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	18,744.46	18,744.46	0.00
2830-000	Current Year Reserve Transfers	-3,277.19	-1,638.41	-1,638.78
2850-000	Current Year Retained Earnings/Operating Fund	12,460.14	11,079.86	1,380.28
2855-000	Reserve Equity	352,726.40	353,344.67	-618.27
2990-000	TOTAL CAPITAL	380,653.81	381,530.58	-876.77
2999-000	TOTAL LIABILITIES & CAPITAL	383,404.51	382,905.96	498.55

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison

Period = Aug 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	2,640.00	3,200.00	-560.00	-17.50	8,640.00	6,400.00	2,240.00	35.00	38,400.00
3900-000 TOTAL OTHER INCOME	2,640.00	3,200.00	-560.00	-17.50	8,640.00	6,400.00	2,240.00	35.00	38,400.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	50.00	0.00	50.00	N/A	50.00	0.00	50.00	N/A	0.00
4045-000 Interest Income	5.41	0.00	5.41	N/A	10.08	0.00	10.08	N/A	0.00
4047-000 Interest Income-Reserves	98.78	0.00	98.78	N/A	197.19	0.00	197.19	N/A	0.00
4070-000 Neighborhood Assessments	3,653.76	4,428.83	-775.07	-17.50	11,957.76	8,857.66	3,100.10	35.00	53,146.00
4071-000 Neighborhood Reserve	1,270.50	1,540.00	-269.50	-17.50	4,158.00	3,080.00	1,078.00	35.00	18,480.00
4390-000 TOTAL ASSOCIATION INCOME	5,078.45	5,968.83	-890.38	-14.92	16,373.03	11,937.66	4,435.37	37.15	71,626.00
4999-000 TOTAL REVENUE	7,718.45	9,168.83	-1,450.38	-15.82	25,013.03	18,337.66	6,675.37	36.40	110,026.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	855.00	855.00	0.00	0.00	1,710.00	1,710.00	0.00	0.00	10,260.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	700.00	700.00	100.00	700.00
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	133.53	137.00	3.47	2.53	266.94	274.00	7.06	2.58	1,644.00
7240-000 Neighborhood Landscape - Contract / Yards	1,863.75	1,892.25	28.50	1.51	3,727.50	3,784.50	57.00	1.51	22,707.00
7250-000 Neighborhood Landscape - Other	50.00	375.00	325.00	86.67	50.00	750.00	700.00	93.33	4,500.00
7260-000 Neighborhood Irrigation-Common Areas	48.72	214.58	165.86	77.30	48.72	429.16	380.44	88.65	2,575.00
7265-000 Neigh Irrig Maint & Repairs	0.00	100.00	100.00	100.00	90.00	300.00	210.00	70.00	800.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5,000.00
7280-000 Neighborhood Maintenance	187.17	208.33	21.16	10.16	259.73	416.66	156.93	37.66	2,500.00
7289-000 Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	900.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,138.17	3,857.16	718.99	18.64	6,152.89	8,514.32	2,361.43	27.73	52,086.00
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	1,060.00
9830-000 Master Base Assessments	3,200.00	3,200.00	0.00	0.00	6,400.00	6,400.00	0.00	0.00	38,400.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,200.00	3,200.00	0.00	0.00	6,400.00	6,400.00	0.00	0.00	39,460.00
9940-000 TOTAL EXPENSES	6,338.17	7,057.16	718.99	10.19	12,552.89	14,914.32	2,361.43	15.83	91,546.00
9950-000 Excess (Deficiency) of Revenues over Expenses	1,380.28	2,111.67	-731.39	-34.64	12,460.14	3,423.34	9,036.80	263.98	18,480.00

Grand Ridge Drive - IHCA (sgrd) Budget Comparison

Period = Aug 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	-3,080.00	-3,080.00	0.00	0.00	-18,480.00
Reserve Interest Income	-98.78	0.00	-98.78	N/A	-197.19	0.00	-197.19	N/A	0.00
	-1,638.78	-1,540.00	-98.78	-6.41	-3,277.19	-3,080.00	-197.19	-6.40	-18,480.00
Operating Excess (Deficiency) of Rev over Exp	-258.50	571.67	-830.17	N/A	9,182.95	343.34	8,839.61	2,574.59	0.00
Reserve Expenses:									
Bridge Rail - Clean / Repair / Seal						3,200.00			
Lights, Bridge and Entry - Replace						4,500.00			
Mailbox Repair	2,257.05				2,257.05				

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison

Period = Aug 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	2,640.00	3,200.00	-560.00	-17.50	8,640.00	6,400.00	2,240.00	35.00	38,400.00
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4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	50.00	0.00	50.00	N/A	50.00	0.00	50.00	N/A	0.00
4045-000 Interest Income	5.41	0.00	5.41	N/A	10.08	0.00	10.08	N/A	0.00
4047-000 Interest Income-Reserves	98.78	0.00	98.78	N/A	197.19	0.00	197.19	N/A	0.00
4070-000 Neighborhood Assessments	3,653.76	4,428.83	-775.07	-17.50	11,957.76	8,857.66	3,100.10	35.00	53,146.00
4071-000 Neighborhood Reserve	1,270.50	1,540.00	-269.50	-17.50	4,158.00	3,080.00	1,078.00	35.00	18,480.00
4390-000 TOTAL ASSOCIATION INCOME	5,078.45	5,968.83	-890.38	-14.92	16,373.03	11,937.66	4,435.37	37.15	71,626.00
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7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	855.00	855.00	0.00	0.00	1,710.00	1,710.00	0.00	0.00	10,260.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	700.00	700.00	100.00	700.00
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	133.53	137.00	3.47	2.53	266.94	274.00	7.06	2.58	1,644.00
7240-000 Neighborhood Landscape - Contract / Yards	1,863.75	1,892.25	28.50	1.51	3,727.50	3,784.50	57.00	1.51	22,707.00
7250-000 Neighborhood Landscape - Other	50.00	375.00	325.00	86.67	50.00	750.00	700.00	93.33	4,500.00
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7265-000 Neigh Irrig Maint & Repairs	0.00	100.00	100.00	100.00	90.00	300.00	210.00	70.00	800.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5,000.00
7280-000 Neighborhood Maintenance	187.17	208.33	21.16	10.16	259.73	416.66	156.93	37.66	2,500.00
7289-000 Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	900.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,138.17	3,857.16	718.99	18.64	6,152.89	8,514.32	2,361.43	27.73	52,086.00
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	1,060.00
9830-000 Master Base Assessments	3,200.00	3,200.00	0.00	0.00	6,400.00	6,400.00	0.00	0.00	38,400.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,200.00	3,200.00	0.00	0.00	6,400.00	6,400.00	0.00	0.00	39,460.00
9940-000 TOTAL EXPENSES	6,338.17	7,057.16	718.99	10.19	12,552.89	14,914.32	2,361.43	15.83	91,546.00
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Less Reserve Items:									
General Reserve Contributions	-1,540.00	-1,540.00	0.00	0.00	-3,080.00	-3,080.00	0.00	0.00	-18,480.00
Reserve Interest Income	-98.78	0.00	-98.78	N/A	-197.19	0.00	-197.19	N/A	0.00
	-1,638.78	-1,540.00	-98.78	-6.41	-3,277.19	-3,080.00	-197.19	-6.40	-18,480.00
Operating Excess (Deficiency) of Rev over Exp	-258.50	571.67	-830.17	N/A	9,182.95	343.34	8,839.61	2,574.59	0.00
Reserve Expenses:									
Bridge Rail - Clean / Repair / Seal						3,200.00			
Lights, Bridge and Entry - Replace						4,500.00			
Mailbox Repair	2,257.05				2,257.05				

Statement (12 months)

Period = Jul 2022-Aug 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Total
3000-000	INCOME			
3500-000	OTHER INCOME			
3590-000	IHCA Master Base Assess. Income	6,000.00	2,640.00	8,640.00
3900-000	TOTAL OTHER INCOME	6,000.00	2,640.00	8,640.00
3999-000	TOTAL PM INCOME	6,000.00	2,640.00	8,640.00
4010-000	ASSOCIATION INCOME			
4020-000	Late Fees / NSF	0.00	50.00	50.00
4045-000	Interest Income	4.67	5.41	10.08
4047-000	Interest Income-Reserves	98.41	98.78	197.19
4070-000	Neighborhood Assessments	8,304.00	3,653.76	11,957.76
4071-000	Neighborhood Reserve	2,887.50	1,270.50	4,158.00
4390-000	TOTAL ASSOCIATION INCOME	11,294.58	5,078.45	16,373.03
4999-000	TOTAL REVENUE	17,294.58	7,718.45	25,013.03
6000-000	EXPENSES			
7200-000	NEIGHBORHOOD EXPENSES			
7201-000	Neighborhood Management Fees	855.00	855.00	1,710.00
7226-000	Neighborhood Electric /Gas	133.41	133.53	266.94
7240-000	Neighborhood Landscape - Contract / Yards	1,863.75	1,863.75	3,727.50
7250-000	Neighborhood Landscape - Other	0.00	50.00	50.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	48.72	48.72
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	90.00
7280-000	Neighborhood Maintenance	72.56	187.17	259.73
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,014.72	3,138.17	6,152.89
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION			
9830-000	Master Base Assessments	3,200.00	3,200.00	6,400.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,200.00	3,200.00	6,400.00
9940-000	TOTAL EXPENSES	6,214.72	6,338.17	12,552.89
9950-000	Excess (Deficiency) of Revenues over Expenses	11,079.86	1,380.28	12,460.14