

**Grand Ridge Drive  
FINANCIAL REPORT**

**Manager's Report for the month ending September 30, 2022**

**FINANCIAL SUMMARY:**

As of September 30, 2022, operating cash totaled \$3,367, unpaid assessments (receivables) totaled \$1,400, and 'other' cash (or cash equivalents) totaled \$380,126, for total assets of \$384,894.

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 \$382,143.

For the month ending September 30, 2022, the Association incurred expenses and accrued costs totaling \$6,179, under budget by \$828.

YTD September 30, 2022, the Association incurred expenses and accrued costs totaling \$18,732, under budget by \$3,190.

As of September 30, 2022, replacement reserves totaled \$384,894.

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	\$ 595.02	Under	Less than anticipated
Landscaping - Other	\$ 1,075.00	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
<b>TOTAL</b>	<b>50.00</b>	<b>0.00</b>	<b>2,749.96</b>	<b>0.09</b>	<b>49.35</b>	

**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 = Sep 2022

Book = Accrual ; Tree = ysi\_bs

		Balance Current Period	Beginning Balance	Net Change
<b>1000-000</b>	<b>ASSETS</b>			
1005-000	CASH			
1015-000	CIT - Checking	3,367.21	2,122.02	1,245.19
1030-000	CIT -Operating Money Market	25,761.31	25,756.04	5.27
1066-000	Certificate of Deposits - Reserve	276,792.22	276,707.84	84.38
1080-000	CIT - Reserve MM	77,572.57	76,018.56	1,554.01
1090-000	TOTAL CASH	383,493.31	380,604.46	2,888.85
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	1,400.41	2,800.05	-1,399.64
1248-000	TOTAL ACCOUNTS RECEIVABLE	1,400.41	2,800.05	-1,399.64
1990-000	TOTAL ASSETS	384,893.72	383,404.51	1,489.21
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	2,750.70	2,750.70	0.00
2680-000	TOTAL OTHER LIABILITIES	2,750.70	2,750.70	0.00
2690-000	TOTAL LIABILITIES	2,750.70	2,750.70	0.00
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	18,744.46	18,744.46	0.00
2830-000	Current Year Reserve Transfers	-4,915.58	-3,277.19	-1,638.39
2850-000	Current Year Retained Earnings/Operating Fund	13,949.35	12,460.14	1,489.21
2855-000	Reserve Equity	354,364.79	352,726.40	1,638.39
2990-000	TOTAL CAPITAL	382,143.02	380,653.81	1,489.21
2999-000	TOTAL LIABILITIES & CAPITAL	384,893.72	383,404.51	1,489.21

**Grand Ridge Drive - IHCA (sgrd)**  
**Budget Comparison**  
 Period = Sep 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3000-000 INCOME</b>									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	2,640.00	3,200.00	-560.00	-17.50	11,280.00	9,600.00	1,680.00	17.50	38,400.00
3900-000 TOTAL OTHER INCOME	2,640.00	3,200.00	-560.00	-17.50	11,280.00	9,600.00	1,680.00	17.50	38,400.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	50.00	0.00	50.00	N/A	0.00
4045-000 Interest Income	5.46	0.00	5.46	N/A	15.54	0.00	15.54	N/A	0.00
4047-000 Interest Income-Reserves	98.39	0.00	98.39	N/A	295.58	0.00	295.58	N/A	0.00
4070-000 Neighborhood Assessments	3,653.76	4,428.83	-775.07	-17.50	15,611.52	13,286.49	2,325.03	17.50	53,146.00
4071-000 Neighborhood Reserve	1,270.50	1,540.00	-269.50	-17.50	5,428.50	4,620.00	808.50	17.50	18,480.00
4390-000 TOTAL ASSOCIATION INCOME	5,028.11	5,968.83	-940.72	-15.76	21,401.14	17,906.49	3,494.65	19.52	71,626.00
4999-000 TOTAL REVENUE	7,668.11	9,168.83	-1,500.72	-16.37	32,681.14	27,506.49	5,174.65	18.81	110,026.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	855.00	855.00	0.00	0.00	2,565.00	2,565.00	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	400.47	411.00	10.53	2.56	1,644.00
7240-000 Neighborhood Landscape - Contract / Yards	1,863.75	1,892.25	28.50	1.51	5,591.25	5,676.75	85.50	1.51	22,707.00
7250-000 Neighborhood Landscape - Other	0.00	375.00	375.00	100.00	50.00	1,125.00	1,075.00	95.56	4,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	214.58	214.58	100.00	48.72	643.74	595.02	92.43	2,575.00
7265-000 Neigh Irrig Maint & Repairs	0.00	50.00	50.00	100.00	90.00	350.00	260.00	74.29	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	126.62	208.33	81.71	39.22	386.35	624.99	238.64	38.18	2,500.00
7289-000 Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	900.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	2,978.90	3,807.16	828.26	21.76	9,131.79	12,321.48	3,189.69	25.89	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	9,600.00	9,600.00	0.00	0.00	38,400.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,200.00	3,200.00	0.00	0.00	9,600.00	9,600.00	0.00	0.00	39,460.00
9940-000 TOTAL EXPENSES	6,178.90	7,007.16	828.26	11.82	18,731.79	21,921.48	3,189.69	14.55	91,546.00
9950-000 Excess (Deficiency) of Revenues over Expenses	1,489.21	2,161.67	-672.46	-31.11	13,949.35	5,585.01	8,364.34	149.76	18,480.00

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

Period = Sep 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
General Reserve Contributions	-1,540.00	-1,540.00	0.00	0.00	-4,620.00	-4,620.00	0.00	0.00	-18,480.00
Reserve Interest Income	-98.39	0.00	-98.39	N/A	-295.58	0.00	-295.58	N/A	0.00
	-1,638.39	-1,540.00	-98.39	-6.39	-4,915.58	-4,620.00	-295.58	-6.40	-18,480.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>-149.18</b>	<b>621.67</b>	<b>-770.85</b>	<b>N/A</b>	<b>9,033.77</b>	<b>965.01</b>	<b>8,068.76</b>	<b>836.13</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
Bridge Rail - Clean / Repair / Seal						3,200.00			
Lights, Bridge and Entry - Replace						4,500.00			
Mailbox Repair					2,257.05				

# Expense Distribution

Property=sgrd AND mm/yy=09/2022-09/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7226-000 - Neighborhood Electric /Gas</b>										
pugsou - Puget Sound Energy	P-81065	sgrd	42581065	09/01/2022	09/2022	10.21	0.00	990	09/21/2022	Account #200021422494
pugsou - Puget Sound Energy	P-81078	sgrd	37981078	09/01/2022	09/2022	39.95	0.00	990	09/21/2022	Account #200021422882
pugsou - Puget Sound Energy	P-81127	sgrd	42981127	09/01/2022	09/2022	10.21	0.00	991	09/22/2022	Account #200021422676
pugsou - Puget Sound Energy	P-81128	sgrd	37881128	09/01/2022	09/2022	60.67	0.00	991	09/22/2022	Account #200021422304
pugsou - Puget Sound Energy	P-81141	sgrd	40081141	09/01/2022	09/2022	12.49	0.00	991	09/22/2022	Account #200013325945
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>133.53</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
beacre - Bear Creek Landscaping LLC	P-80892	sgrd	1220637295	09/01/2022	09/2022	1,863.75	0.00	989	09/20/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>1,863.75</b>	<b>0.00</b>			
<b>7280-000 - Neighborhood Maintenance</b>										
henmat - Matthew Hendrikse	P-80941	sgrd	19207	09/02/2022	09/2022	126.62	0.00	988	09/09/2022	Pedestrian Crossing Sign - TSI Invoice
<b>Total 7280-000 - Neighborhood Maintenance</b>						<b>126.62</b>	<b>0.00</b>			
						<b>2,123.90</b>	<b>0.00</b>			

**Statement (12 months)**

Period = Jul 2022-Sep 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Sep 2022	Total
<b>3000-000</b>	<b>INCOME</b>				
3500-000	OTHER INCOME				
3590-000	IHCA Master Base Assess. Income	6,000.00	2,640.00	2,640.00	11,280.00
3900-000	TOTAL OTHER INCOME	6,000.00	2,640.00	2,640.00	11,280.00
3999-000	TOTAL PM INCOME	6,000.00	2,640.00	2,640.00	11,280.00
4010-000	ASSOCIATION INCOME				
4020-000	Late Fees / NSF	0.00	50.00	0.00	50.00
4045-000	Interest Income	4.67	5.41	5.46	15.54
4047-000	Interest Income-Reserves	98.41	98.78	98.39	295.58
4070-000	Neighborhood Assessments	8,304.00	3,653.76	3,653.76	15,611.52
4071-000	Neighborhood Reserve	2,887.50	1,270.50	1,270.50	5,428.50
4390-000	TOTAL ASSOCIATION INCOME	11,294.58	5,078.45	5,028.11	21,401.14
4999-000	TOTAL REVENUE	17,294.58	7,718.45	7,668.11	32,681.14
6000-000	EXPENSES				
7200-000	NEIGHBORHOOD EXPENSES				
7201-000	Neighborhood Management Fees	855.00	855.00	855.00	2,565.00
7226-000	Neighborhood Electric /Gas	133.41	133.53	133.53	400.47
7240-000	Neighborhood Landscape - Contract / Yards	1,863.75	1,863.75	1,863.75	5,591.25
7250-000	Neighborhood Landscape - Other	0.00	50.00	0.00	50.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	48.72	0.00	48.72
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	0.00	90.00
7280-000	Neighborhood Maintenance	72.56	187.17	126.62	386.35
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,014.72	3,138.17	2,978.90	9,131.79
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION				
9830-000	Master Base Assessments	3,200.00	3,200.00	3,200.00	9,600.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,200.00	3,200.00	3,200.00	9,600.00
9940-000	TOTAL EXPENSES	6,214.72	6,338.17	6,178.90	18,731.79
9950-000	Excess (Deficiency) of Revenues over Expenses	11,079.86	1,380.28	1,489.21	13,949.35