

**Grand Ridge Drive
FINANCIAL REPORT**

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

FINANCIAL SUMMARY:

As of October 31, 2022 , operating cash totaled \$3,776, unpaid assessments (receivables) totaled \$1,500, and 'other' cash (or cash equivalents) totaled \$380,862, for total assets of \$386,139.

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 \$383,388.

For the month ending October 31, 2022 , the Association incurred expenses and accrued costs totaling \$6,224, under budget by \$733.

YTD October 31, 2022 , the Association incurred expenses and accrued costs totaling \$24,956, under budget by \$3,923.

As of October 31, 2022 , replacement reserves totaled \$354,164.

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	Not yet performed
Irrigation - Common Area	\$ 754.00	Under	Less than anticipated
Maintenance	\$ 330.69	Under	Less than anticipated
Contingency	\$ 300.00	Under	Less than anticipated
Landscaping - Other	\$ 1,450.00	Under	Not yet performed

ACCOUNTS REC. REPORT:

Unit #	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total	Status
GRD_0009	100.00	0.00	25.00	1,375.32	1,500.32	Assessments
GRD_0012				0.09	0.09	Assessments
TOTAL	100.00	0.00	25.00	1,375.41	1,500.41	

PROJECT REPORT

Winterize Irrigation	Completed November 2022
Streetsweeping	Performed in May 2022
Bridge Seal & Repair	To be completed Spring 2023
Replace monument and bridge lights	Completed 2022
Grand Ridge Dr. & 270th Pl. mailbox replacement	Installed October 2022

Balance Sheet (With Period Change)

Period = Oct 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	3,775.96	3,367.21	408.75
1030-000	CIT -Operating Money Market	26,698.40	25,761.31	937.09
1066-000	Certificate of Deposits - Reserve	276,876.60	276,792.22	84.38
1080-000	CIT - Reserve MM	77,287.16	77,572.57	-285.41
1090-000	TOTAL CASH	384,638.12	383,493.31	1,144.81
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	1,500.41	1,400.41	100.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	1,500.41	1,400.41	100.00
1990-000	TOTAL ASSETS	386,138.53	384,893.72	1,244.81
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
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	18,744.46	18,744.46	0.00
2830-000	Current Year Reserve Transfers	-5,014.55	-4,915.58	-98.97
2850-000	Current Year Retained Earnings/Operating Fund	15,494.16	13,949.35	1,544.81
2855-000	Reserve Equity	354,163.76	354,364.79	-201.03
2990-000	TOTAL CAPITAL	383,387.83	382,143.02	1,244.81
2999-000	TOTAL LIABILITIES & CAPITAL	386,138.53	384,893.72	1,244.81

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison

Period = Oct 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	13,920.00	12,800.00	1,120.00	8.75	38,400.00
3900-000 TOTAL OTHER INCOME	2,640.00	3,200.00	-560.00	-17.50	13,920.00	12,800.00	1,120.00	8.75	38,400.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	100.00	0.00	100.00	N/A	150.00	0.00	150.00	N/A	0.00
4045-000 Interest Income	5.88	0.00	5.88	N/A	21.42	0.00	21.42	N/A	0.00
4047-000 Interest Income-Reserves	98.97	0.00	98.97	N/A	394.55	0.00	394.55	N/A	0.00
4070-000 Neighborhood Assessments	3,653.76	4,428.83	-775.07	-17.50	19,265.28	17,715.32	1,549.96	8.75	53,146.00
4071-000 Neighborhood Reserve	1,270.50	1,540.00	-269.50	-17.50	6,699.00	6,160.00	539.00	8.75	18,480.00
4390-000 TOTAL ASSOCIATION INCOME	5,129.11	5,968.83	-839.72	-14.07	26,530.25	23,875.32	2,654.93	11.12	71,626.00
4999-000 TOTAL REVENUE	7,769.11	9,168.83	-1,399.72	-15.27	40,450.25	36,675.32	3,774.93	10.29	110,026.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	855.00	855.00	0.00	0.00	3,420.00	3,420.00	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	133.67	137.00	3.33	2.43	534.14	548.00	13.86	2.53	1,644.00
7240-000 Neighborhood Landscape - Contract / Yards	1,863.75	1,892.25	28.50	1.51	7,455.00	7,569.00	114.00	1.51	22,707.00
7250-000 Neighborhood Landscape - Other	0.00	375.00	375.00	100.00	50.00	1,500.00	1,450.00	96.67	4,500.00
7260-000 Neighborhood Irrigation-Common Areas	55.60	214.58	158.98	74.09	104.32	858.32	754.00	87.85	2,575.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	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	116.28	208.33	92.05	44.18	502.63	833.32	330.69	39.68	2,500.00
7289-000 Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	900.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,024.30	3,757.16	732.86	19.51	12,156.09	16,078.64	3,922.55	24.40	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	12,800.00	12,800.00	0.00	0.00	38,400.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,200.00	3,200.00	0.00	0.00	12,800.00	12,800.00	0.00	0.00	39,460.00
9940-000 TOTAL EXPENSES	6,224.30	6,957.16	732.86	10.53	24,956.09	28,878.64	3,922.55	13.58	91,546.00
9950-000 Excess (Deficiency) of Revenues over Expenses	1,544.81	2,211.67	-666.86	-30.15	15,494.16	7,796.68	7,697.48	98.73	18,480.00

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

Period = Oct 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
General Reserve Contributions	0.00	-1,540.00	1,540.00	0.00	-4,620.00	-4,620.00	0.00	0.00	-18,480.00
Reserve Interest Income	-98.97	0.00	-98.97	N/A	-394.55	0.00	-394.55	N/A	0.00
	-98.97	-1,540.00	1,441.03	93.57	-5,014.55	-4,620.00	-394.55	-8.54	-18,480.00
Operating Excess (Deficiency) of Rev over Exp	1,445.84	671.67	774.17	115.26	10,479.61	3,176.68	7,302.93	229.89	0.00
Reserve Expenses:									
Bridge Rail - Clean / Repair / Seal						3,200.00			
Lights, Bridge and Entry - Replace						4,500.00			
Mailbox Repair	300.00				2,557.05				

Statement (12 months)

Period = Jul 2022-Oct 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Total
3000-000	INCOME					
3500-000	OTHER INCOME					
3590-000	IHCA Master Base Assess. Income	6,000.00	2,640.00	2,640.00	2,640.00	13,920.00
3900-000	TOTAL OTHER INCOME	6,000.00	2,640.00	2,640.00	2,640.00	13,920.00
3999-000	TOTAL PM INCOME	6,000.00	2,640.00	2,640.00	2,640.00	13,920.00
4010-000	ASSOCIATION INCOME					
4020-000	Late Fees / NSF	0.00	50.00	0.00	100.00	150.00
4045-000	Interest Income	4.67	5.41	5.46	5.88	21.42
4047-000	Interest Income-Reserves	98.41	98.78	98.39	98.97	394.55
4070-000	Neighborhood Assessments	8,304.00	3,653.76	3,653.76	3,653.76	19,265.28
4071-000	Neighborhood Reserve	2,887.50	1,270.50	1,270.50	1,270.50	6,699.00
4390-000	TOTAL ASSOCIATION INCOME	11,294.58	5,078.45	5,028.11	5,129.11	26,530.25
4999-000	TOTAL REVENUE	17,294.58	7,718.45	7,668.11	7,769.11	40,450.25
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	855.00	855.00	855.00	855.00	3,420.00
7226-000	Neighborhood Electric /Gas	133.41	133.53	133.53	133.67	534.14
7240-000	Neighborhood Landscape - Contract / Yards	1,863.75	1,863.75	1,863.75	1,863.75	7,455.00
7250-000	Neighborhood Landscape - Other	0.00	50.00	0.00	0.00	50.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	48.72	0.00	55.60	104.32
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	0.00	0.00	90.00
7280-000	Neighborhood Maintenance	72.56	187.17	126.62	116.28	502.63
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,014.72	3,138.17	2,978.90	3,024.30	12,156.09
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9830-000	Master Base Assessments	3,200.00	3,200.00	3,200.00	3,200.00	12,800.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,200.00	3,200.00	3,200.00	3,200.00	12,800.00
9940-000	TOTAL EXPENSES	6,214.72	6,338.17	6,178.90	6,224.30	24,956.09
9950-000	Excess (Deficiency) of Revenues over Expenses	11,079.86	1,380.28	1,489.21	1,544.81	15,494.16

Expense Distribution

Property=sgrd AND mm/yy=10/2022-10/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
2855-000 - Reserve Equity										
isscom - Issaquah Highlands Communit...	P-81190	sgrd	T4895 Maint BB 10/22	10/03/2022	10/2022	300.00	0.00	112	10/12/2022	W/O #4827 Mailbox Replacement
Total 2855-000 - Reserve Equity						300.00	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-81454	sgrd	37881454	10/01/2022	10/2022	60.67	0.00	995	10/21/2022	Account #200021422304
pugsou - Puget Sound Energy	P-81455	sgrd	40081455	10/01/2022	10/2022	12.63	0.00	995	10/21/2022	Account #200013325945
pugsou - Puget Sound Energy	P-81483	sgrd	42981483	10/01/2022	10/2022	10.21	0.00	995	10/21/2022	Account #200021422676
pugsou - Puget Sound Energy	P-81511	sgrd	37981511	10/01/2022	10/2022	39.95	0.00	995	10/21/2022	Account #200021422882
pugsou - Puget Sound Energy	P-81514	sgrd	42581514	10/01/2022	10/2022	10.21	0.00	995	10/21/2022	Account #200021422494
Total 7226-000 - Neighborhood Electric /Gas						133.67	0.00			
7240-000 - Neighborhood Landscape - Co...										
beacre - Bear Creek Landscaping LLC	P-81240	sgrd	I220638017	10/01/2022	10/2022	1,863.75	0.00	993	10/21/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,863.75	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-81444	sgrd	31-0095-0081444	10/01/2022	10/2022	24.36	0.00	994	10/21/2022	Account #31-0095-00
citiss - City of Issaquah	P-81445	sgrd	31-0096-0081445	10/01/2022	10/2022	31.24	0.00	994	10/21/2022	Account #31-0096-00
Total 7260-000 - Neighborhood Irrigatio...						55.60	0.00			
7280-000 - Neighborhood Maintenance										
isscom - Issaquah Highlands Communit...	P-81191	sgrd	SGRD Maint BB 10/22	10/03/2022	10/2022	100.00	0.00	992	10/12/2022	W/O #4862 Sign Replacement
moacc - Cardmember Service	P-81274	sgrd	GRD Signs	10/11/2022	10/2022	16.28	0.00	10112022	10/11/2022	Security Camera Signs
Total 7280-000 - Neighborhood Maintenance						116.28	0.00			
						2,469.30	0.00			