

**Grand Ridge Drive
FINANCIAL REPORT**

Manager's Report for the month ending 44927

FINANCIAL SUMMARY:

As of 44927, operating cash totaled -\$806, unpaid assessments (receivables) totaled \$2,480, and 'other' cash (or cash equivalents) totaled \$383,780, for total assets of \$385,454.

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 \$385,454.

For the month ending 44927, the Association incurred expenses and accrued costs totaling \$11,594, under budget by \$2,157.

YTD 44927, the Association incurred expenses and accrued costs totaling \$55,911, under budget by \$961.

As of 44927, replacement reserves totaled \$354,654.

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
Landscape-Other	\$ 1,876.09	over	More than anticipated
Inclement Weather	\$ 1,170.00	Over	More than anticipated
Irrigation	\$ 1,349.02	Under	Less than anticipated
Maintenance	\$ 957.78	Over	More than anticipated

ACCOUNTS REC. REPORT:

Unit #	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total	Status
GRD_0009	1,500.32	0.00	0.00	700.32	2,200.64	Assessments
GRD_0012	0.00	0.00	0.00	0.09	0.09	Assessments
GRD-0022	279.22	0.00	0.00	0.00	279.22	Assesments
TOTAL	1,779.54	0.00	0.00	700.41	2,479.95	

PROJECT REPORT

Winterize Irrigation	Occurred in November 2022
Street sweeping	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

23/24 Budget draft completed

23/24 Reserve study update completed

Report submitted by Sarah Hoey-IHCA Executive Director
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Balance Sheet (With Period Change)

Period = Jan 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	-805.66	4,469.66	-5,275.32
1030-000	CIT -Operating Money Market	29,126.41	26,718.32	2,408.09
1080-000	CIT - Reserve MM	354,653.54	354,463.38	190.16
1090-000	TOTAL CASH	382,974.29	385,651.36	-2,677.07
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	2,479.95	700.41	1,779.54
1248-000	TOTAL ACCOUNTS RECEIVABLE	2,479.95	700.41	1,779.54
1990-000	TOTAL ASSETS	385,454.24	386,351.77	-897.53
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	0.06	6,876.66	-6,876.60
2680-000	TOTAL OTHER LIABILITIES	0.06	6,876.66	-6,876.60
2690-000	TOTAL LIABILITIES	0.06	6,876.66	-6,876.60
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	18,744.46	18,744.46	0.00
2830-000	Current Year Reserve Transfers	-5,504.33	-5,314.17	-190.16
2850-000	Current Year Retained Earnings/Operating Fund	17,560.51	11,581.44	5,979.07
2855-000	Reserve Equity	354,653.54	354,463.38	190.16
2990-000	TOTAL CAPITAL	385,454.18	379,475.11	5,979.07
2999-000	TOTAL LIABILITIES & CAPITAL	385,454.24	386,351.77	-897.53

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison
 Period = Jan 2023

	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	6,000.00	3,200.00	2,800.00	87.50	25,200.00	22,400.00	2,800.00	12.50	38,400.00
3900-000 TOTAL OTHER INCOME	6,000.00	3,200.00	2,800.00	87.50	25,200.00	22,400.00	2,800.00	12.50	38,400.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	175.00	0.00	175.00	N/A	325.00	0.00	325.00	N/A	0.00
4045-000 Interest Income	16.11	0.00	16.11	N/A	57.78	0.00	57.78	N/A	0.00
4047-000 Interest Income-Reserves	190.16	0.00	190.16	N/A	884.33	0.00	884.33	N/A	0.00
4070-000 Neighborhood Assessments	8,304.00	4,428.83	3,875.17	87.50	34,876.80	31,001.81	3,874.99	12.50	53,146.00
4071-000 Neighborhood Reserve	2,887.50	1,540.00	1,347.50	87.50	12,127.50	10,780.00	1,347.50	12.50	18,480.00
4390-000 TOTAL ASSOCIATION INCOME	11,572.77	5,968.83	5,603.94	93.89	48,271.41	41,781.81	6,489.60	15.53	71,626.00
4999-000 TOTAL REVENUE	17,572.77	9,168.83	8,403.94	91.66	73,471.41	64,181.81	9,289.60	14.47	110,026.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	855.00	855.00	0.00	0.00	5,985.00	5,985.00	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	134.95	137.00	2.05	1.50	939.43	959.00	19.57	2.04	1,644.00
7240-000 Neighborhood Landscape - Contract / Yards	1,863.75	1,892.25	28.50	1.51	13,046.25	13,245.75	199.50	1.51	22,707.00
7250-000 Neighborhood Landscape - Other	0.00	375.00	375.00	100.00	4,501.09	2,625.00	-1,876.09	-71.47	4,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	214.58	214.58	100.00	153.04	1,502.06	1,349.02	89.81	2,575.00
7265-000 Neigh Irrig Maint & Repairs	200.00	0.00	-200.00	N/A	290.00	550.00	260.00	47.27	800.00
7274-000 Neighborhood Inclement Weather Maint.	5,330.00	2,500.00	-2,830.00	-113.20	6,170.00	5,000.00	-1,170.00	-23.40	5,000.00
7280-000 Neighborhood Maintenance	0.00	208.33	208.33	100.00	2,416.09	1,458.31	-957.78	-65.68	2,500.00
7289-000 Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	525.00	525.00	100.00	900.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	8,383.70	6,257.16	-2,126.54	-33.99	33,500.90	32,550.12	-950.78	-2.92	52,086.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	10.00	0.00	-10.00	N/A	10.00	0.00	-10.00	N/A	0.00
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	22,400.00	22,400.00	0.00	0.00	38,400.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,210.00	3,200.00	-10.00	-0.31	22,410.00	22,400.00	-10.00	-0.04	39,460.00
9940-000 TOTAL EXPENSES	11,593.70	9,457.16	-2,136.54	-22.59	55,910.90	54,950.12	-960.78	-1.75	91,546.00
9950-000 Excess (Deficiency) of Revenues over Expenses	5,979.07	-288.33	6,267.40	2,173.69	17,560.51	9,231.69	8,328.82	90.22	18,480.00

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison
 Period = Jan 2023

	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	-190.16	0.00	-190.16	N/A	-884.33	0.00	-884.33	N/A	0.00
	-190.16	-1,540.00	1,349.84	87.65	-5,504.33	-4,620.00	-884.33	-19.14	-18,480.00
Operating Excess (Deficiency) of Rev over Exp	5,788.91	-1,828.33	7,617.24	N/A	12,056.18	4,611.69	7,444.49	161.43	0.00
Reserve Expenses:									
Bridge Rail - Clean / Repair / Seal						3,200.00			
Lights, Bridge and Entry - Replace						4,500.00			
Mailbox Repair					2,557.05				

Statement (12 months)

Period = Jul 2022-Jan 2023

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	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	2,640.00	2,640.00	6,000.00	25,200.00
3900-000	TOTAL OTHER INCOME	6,000.00	2,640.00	2,640.00	2,640.00	2,640.00	2,640.00	6,000.00	25,200.00
3999-000	TOTAL PM INCOME	6,000.00	2,640.00	2,640.00	2,640.00	2,640.00	2,640.00	6,000.00	25,200.00
4010-000	ASSOCIATION INCOME								
4020-000	Late Fees / NSF	0.00	50.00	0.00	100.00	0.00	0.00	175.00	325.00
4045-000	Interest Income	4.67	5.41	5.46	5.88	5.64	14.61	16.11	57.78
4047-000	Interest Income-Reserves	98.41	98.78	98.39	98.97	129.25	170.37	190.16	884.33
4070-000	Neighborhood Assessments	8,304.00	3,653.76	3,653.76	3,653.76	3,653.76	3,653.76	8,304.00	34,876.80
4071-000	Neighborhood Reserve	2,887.50	1,270.50	1,270.50	1,270.50	1,270.50	1,270.50	2,887.50	12,127.50
4390-000	TOTAL ASSOCIATION INCOME	11,294.58	5,078.45	5,028.11	5,129.11	5,059.15	5,109.24	11,572.77	48,271.41
4999-000	TOTAL REVENUE	17,294.58	7,718.45	7,668.11	7,769.11	7,699.15	7,749.24	17,572.77	73,471.41
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	5,985.00
7226-000	Neighborhood Electric /Gas	133.41	133.53	133.53	133.67	135.08	135.26	134.95	939.43
7240-000	Neighborhood Landscape - Contract / Yards	1,863.75	1,863.75	1,863.75	1,863.75	1,863.75	1,863.75	1,863.75	13,046.25
7250-000	Neighborhood Landscape - Other	0.00	50.00	0.00	0.00	4,451.09	0.00	0.00	4,501.09
7260-000	Neighborhood Irrigation-Common Areas	0.00	48.72	0.00	55.60	0.00	48.72	0.00	153.04
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	0.00	0.00	0.00	0.00	200.00	290.00
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	840.00	5,330.00	6,170.00
7280-000	Neighborhood Maintenance	72.56	187.17	126.62	116.28	1,913.46	0.00	0.00	2,416.09
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,014.72	3,138.17	2,978.90	3,024.30	9,218.38	3,742.73	8,383.70	33,500.90
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION								
9210-000	NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00
9830-000	Master Base Assessments	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	22,400.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,210.00	22,410.00
9940-000	TOTAL EXPENSES	6,214.72	6,338.17	6,178.90	6,224.30	12,418.38	6,942.73	11,593.70	55,910.90
9950-000	Excess (Deficiency) of Revenues over Expenses	11,079.86	1,380.28	1,489.21	1,544.81	-4,719.23	806.51	5,979.07	17,560.51

Expense Distribution

Property=sgrd AND mm/yy=01/2023-01/2023

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-82534	sgrd	42982534	01/01/2023	01/2023	10.21	0.00	1006	01/12/2023	Account #200021422676
pugsou - Puget Sound Energy	P-82560	sgrd	40082560	01/01/2023	01/2023	12.56	0.00	1006	01/12/2023	Account #200013325945
pugsou - Puget Sound Energy	P-82567	sgrd	37982567	01/01/2023	01/2023	40.44	0.00	1006	01/12/2023	Account #200021422882
pugsou - Puget Sound Energy	P-82578	sgrd	37882578	01/01/2023	01/2023	61.53	0.00	1006	01/12/2023	Account #200021422304
pugsou - Puget Sound Energy	P-82581	sgrd	42582581	01/01/2023	01/2023	10.21	0.00	1006	01/12/2023	Account #200021422494
Total 7226-000 - Neighborhood Electric /Gas						134.95	0.00			
7240-000 - Neighborhood Landscape - Co...										
beacre - Bear Creek Landscaping LLC	P-82380	sgrd	I220639551	01/01/2023	01/2023	1,863.75	0.00	1007	01/18/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,863.75	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
isscom - Issaquah Highlands Communit...	P-82670	sgrd	T4895 Land BB Irr	01/25/2023	01/2023	200.00	0.00	1008	01/31/2023	W/O #4957 Irrigation Winterization
Total 7265-000 - Neigh Irrig Maint & Repairs						200.00	0.00			
7274-000 - Neighborhood Inclement Weat...										
isscom - Issaquah Highlands Communit...	P-82706	sgrd	T0004895 Maint BB	01/31/2023	01/2023	5,330.00	0.00	1009	01/31/2023	W/O #4965, #4976 Snow Removal
Total 7274-000 - Neighborhood Inclemen...						5,330.00	0.00			
						7,528.70	0.00			