

**Grand Ridge Drive  
FINANCIAL REPORT**

**Manager's Report for the month ending December 2022**

**FINANCIAL SUMMARY:**

As of December 2022, operating cash totaled \$4,470, unpaid assessments (receivables) totaled \$700, and 'other' cash (or cash equivalents) totaled \$381,181, for total assets of \$386,351.

Operating liabilities totaled \$0, prepaid assessments totaled \$6,877, and 'other' liabilities totaled \$0, for total liabilities of \$6,877.

The Association ended the month in a positive cash position of \$386,352.

For the month ending December 2022, the Association incurred expenses and accrued costs totaling \$3,743, under budget by \$2,514.

YTD December 2022, the Association incurred expenses and accrued costs totaling \$25,117, under budget by \$1,176.

As of December 2022, replacement reserves totaled \$354,293.

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

**ACCOUNTS REC. REPORT:**

Unit #	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total	Status
GRD_0009	0.00	100.00	0.00	900.00	1,000.00	Assessments
GRD_0012				0.09	0.09	Assessments
<b>TOTAL</b>	<b>0.00</b>	<b>100.00</b>	<b>0.00</b>	<b>900.09</b>	<b>1,000.09</b>	

**PROJECT REPORT**

Winterize Irrigation	Will begin 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
23/24 Budget - Reserve study update	Completed
Special letter to owners sent out Dec regarding reserve allocation withholding to pay for weather camera in 2023	

**Balance Sheet (With Period Change)**

Period = Dec 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	4,469.66	-277.99	4,747.65
1030-000	CIT -Operating Money Market	26,718.32	26,703.87	14.45
1066-000	Certificate of Deposits - Reserve	0.00	151,387.50	-151,387.50
1080-000	CIT - Reserve MM	354,463.38	202,905.51	151,557.87
1090-000	TOTAL CASH	385,651.36	380,718.89	4,932.47
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	700.41	700.41	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	700.41	700.41	0.00
1990-000	TOTAL ASSETS	386,351.77	381,419.30	4,932.47
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	6,876.66	2,750.70	4,125.96
2680-000	TOTAL OTHER LIABILITIES	6,876.66	2,750.70	4,125.96
2690-000	TOTAL LIABILITIES	6,876.66	2,750.70	4,125.96
<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	-5,314.17	-5,143.80	-170.37
2850-000	Current Year Retained Earnings/Operating Fund	11,581.44	10,774.93	806.51
2855-000	Reserve Equity	354,463.38	354,293.01	170.37
2990-000	TOTAL CAPITAL	379,475.11	378,668.60	806.51
2999-000	TOTAL LIABILITIES & CAPITAL	386,351.77	381,419.30	4,932.47

**Grand Ridge Drive - IHCA (sgrd)**  
**Budget Comparison**  
 Period = Dec 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	19,200.00	19,200.00	0.00	0.00	38,400.00
3900-000 TOTAL OTHER INCOME	2,640.00	3,200.00	-560.00	-17.50	19,200.00	19,200.00	0.00	0.00	38,400.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	150.00	0.00	150.00	N/A	0.00
4045-000 Interest Income	14.61	0.00	14.61	N/A	41.67	0.00	41.67	N/A	0.00
4047-000 Interest Income-Reserves	170.37	0.00	170.37	N/A	694.17	0.00	694.17	N/A	0.00
4070-000 Neighborhood Assessments	3,653.76	4,428.83	-775.07	-17.50	26,572.80	26,572.98	-0.18	0.00	53,146.00
4071-000 Neighborhood Reserve	1,270.50	1,540.00	-269.50	-17.50	9,240.00	9,240.00	0.00	0.00	18,480.00
4390-000 TOTAL ASSOCIATION INCOME	5,109.24	5,968.83	-859.59	-14.40	36,698.64	35,812.98	885.66	2.47	71,626.00
4999-000 TOTAL REVENUE	7,749.24	9,168.83	-1,419.59	-15.48	55,898.64	55,012.98	885.66	1.61	110,026.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	855.00	855.00	0.00	0.00	5,130.00	5,130.00	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	135.26	137.00	1.74	1.27	804.48	822.00	17.52	2.13	1,644.00
7240-000 Neighborhood Landscape - Contract / Yards	1,863.75	1,892.25	28.50	1.51	11,182.50	11,353.50	171.00	1.51	22,707.00
7250-000 Neighborhood Landscape - Other	0.00	375.00	375.00	100.00	4,501.09	2,250.00	-2,251.09	-100.05	4,500.00
7260-000 Neighborhood Irrigation-Common Areas	48.72	214.58	165.86	77.30	153.04	1,287.48	1,134.44	88.11	2,575.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	90.00	550.00	460.00	83.64	800.00
7274-000 Neighborhood Inclement Weather Maint.	840.00	2,500.00	1,660.00	66.40	840.00	2,500.00	1,660.00	66.40	5,000.00
7280-000 Neighborhood Maintenance	0.00	208.33	208.33	100.00	2,416.09	1,249.98	-1,166.11	-93.29	2,500.00
7289-000 Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	450.00	450.00	100.00	900.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,742.73	6,257.16	2,514.43	40.18	25,117.20	26,292.96	1,175.76	4.47	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	19,200.00	19,200.00	0.00	0.00	38,400.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,200.00	3,200.00	0.00	0.00	19,200.00	19,200.00	0.00	0.00	39,460.00
9940-000 TOTAL EXPENSES	6,942.73	9,457.16	2,514.43	26.59	44,317.20	45,492.96	1,175.76	2.58	91,546.00
9950-000 Excess (Deficiency) of Revenues over Expenses	806.51	-288.33	1,094.84	379.72	11,581.44	9,520.02	2,061.42	21.65	18,480.00

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
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	-170.37	0.00	-170.37	N/A	-694.17	0.00	-694.17	N/A	0.00
	-170.37	-1,540.00	1,369.63	88.94	-5,314.17	-4,620.00	-694.17	-15.03	-18,480.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>636.14</b>	<b>-1,828.33</b>	<b>2,464.47</b>	<b>N/A</b>	<b>6,267.27</b>	<b>4,900.02</b>	<b>1,367.25</b>	<b>27.90</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					2,557.05				

**Statement (12 months)**

Period = Jul 2022-Dec 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 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	2,640.00	2,640.00	2,640.00	19,200.00
3900-000	TOTAL OTHER INCOME	6,000.00	2,640.00	2,640.00	2,640.00	2,640.00	2,640.00	19,200.00
3999-000	TOTAL PM INCOME	6,000.00	2,640.00	2,640.00	2,640.00	2,640.00	2,640.00	19,200.00
4010-000	ASSOCIATION INCOME							
4020-000	Late Fees / NSF	0.00	50.00	0.00	100.00	0.00	0.00	150.00
4045-000	Interest Income	4.67	5.41	5.46	5.88	5.64	14.61	41.67
4047-000	Interest Income-Reserves	98.41	98.78	98.39	98.97	129.25	170.37	694.17
4070-000	Neighborhood Assessments	8,304.00	3,653.76	3,653.76	3,653.76	3,653.76	3,653.76	26,572.80
4071-000	Neighborhood Reserve	2,887.50	1,270.50	1,270.50	1,270.50	1,270.50	1,270.50	9,240.00
4390-000	TOTAL ASSOCIATION INCOME	11,294.58	5,078.45	5,028.11	5,129.11	5,059.15	5,109.24	36,698.64
4999-000	TOTAL REVENUE	17,294.58	7,718.45	7,668.11	7,769.11	7,699.15	7,749.24	55,898.64
6000-000	EXPENSES							
7200-000	NEIGHBORHOOD EXPENSES							
7201-000	Neighborhood Management Fees	855.00	855.00	855.00	855.00	855.00	855.00	5,130.00
7226-000	Neighborhood Electric /Gas	133.41	133.53	133.53	133.67	135.08	135.26	804.48
7240-000	Neighborhood Landscape - Contract / Yards	1,863.75	1,863.75	1,863.75	1,863.75	1,863.75	1,863.75	11,182.50
7250-000	Neighborhood Landscape - Other	0.00	50.00	0.00	0.00	4,451.09	0.00	4,501.09
7260-000	Neighborhood Irrigation-Common Areas	0.00	48.72	0.00	55.60	0.00	48.72	153.04
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	0.00	0.00	0.00	0.00	90.00
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	840.00	840.00
7280-000	Neighborhood Maintenance	72.56	187.17	126.62	116.28	1,913.46	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	25,117.20
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION							
9830-000	Master Base Assessments	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	19,200.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	19,200.00
9940-000	TOTAL EXPENSES	6,214.72	6,338.17	6,178.90	6,224.30	12,418.38	6,942.73	44,317.20
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	11,581.44

# Expense Distribution

Property=sgrd AND mm/yy=12/2022-12/2022

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-82163	sgrd	40082163	12/01/2022	12/2022	12.81	0.00	1004	12/18/2022	Account #200013325945
pugsou - Puget Sound Energy	P-82174	sgrd	37982174	12/01/2022	12/2022	40.46	0.00	1004	12/18/2022	Account #200021422882
pugsou - Puget Sound Energy	P-82183	sgrd	42582183	12/01/2022	12/2022	10.21	0.00	1004	12/18/2022	Account #200021422494
pugsou - Puget Sound Energy	P-82186	sgrd	42982186	12/01/2022	12/2022	10.21	0.00	1004	12/18/2022	Account #200021422676
pugsou - Puget Sound Energy	P-82201	sgrd	37882201	12/01/2022	12/2022	61.57	0.00	1004	12/18/2022	Account #200021422304
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>135.26</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
beacre - Bear Creek Landscaping LLC	P-81966	sgrd	I220639006	12/01/2022	12/2022	1,863.75	0.00	1002	12/13/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>1,863.75</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-82319	sgrd	31-0095-0082319	12/01/2022	12/2022	24.36	0.00	1005	12/20/2022	Account #31-0095-00
citiss - City of Issaquah	P-82320	sgrd	31-0096-0082320	12/01/2022	12/2022	24.36	0.00	1005	12/20/2022	Account #31-0096-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>48.72</b>	<b>0.00</b>			
<b>7274-000 - Neighborhood Inclement Weat...</b>										
isscom - Issaquah Highlands Communit...	P-81951	sgrd	T4895 12/2022 Mai...	12/02/2022	12/2022	840.00	0.00	1003	12/13/2022	W/O #4965 Snow Removal
<b>Total 7274-000 - Neighborhood Inclemen...</b>						<b>840.00</b>	<b>0.00</b>			
						<b>2,887.73</b>	<b>0.00</b>			