

**Grand Ridge Drive
FINANCIAL REPORT
Manager's Report for the month ending June 30, 2022**

FINANCIAL SUMMARY:

As of June 30, 2022, operating cash totaled \$6,964, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$368,989, for total assets of \$375,953.

Operating liabilities totaled \$0, prepaid assessments totaled \$5,502, and 'other' liabilities totaled \$1, for total liabilities of \$5,503.

The Association ended the month in a positive cash position of \$370,450.

For the month ending June 30, 2022, the Association incurred expenses and accrued costs totaling \$6,998, over budget by \$163.

YTD June 30, 2022, the Association incurred expenses and accrued costs totaling \$87,782, under budget by \$3,284.

As of June 30, 2022, replacement reserves totaled \$369,816.

Grand Ridge Drive & 270th Place mailbox was vandalized and new mailbox has been ordered. Will be installed once delivered.

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

Expense	Variance Amt	Over/Under	Explanation
Reserve study	\$ 615.35	Under	Billing cycle
Electric / Gas	\$ 965.98	Under	Less than anticipated
Landscape - Contract / Yards	\$ 332.36	Under	Less than anticipated
Landscape - Other	\$ 1,500.00	Over	More than anticipated
Irrigation - Common Areas	\$ 434.59	Under	Less than anticipated
Irrigation - Maintenance & Repairs	\$ (475.00)	Over	More than anticipated
Inclement Weather Maintenance	\$ 800.00	Under	Less than anticipated
Neighborhood Maintenance	\$ 1,085.00	Under	Less than anticipated
Neighborhood Contingency	\$ 940.00	Under	Less than anticipated

ACCOUNTS REC. REPORT:

Unit #	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total	Status
GRD_0003					(1,375.32)	Assessments
GRD_0010					(2,750.64)	Assessments
GRD_0012			0.09		0.09	Assessments
GRD_0021					(0.68)	Assessments
GRD_0025					(1,375.32)	Assessments
GRD_0026					(0.06)	Assessments
TOTAL	0.00	0.00	0.09	0.00	(5,501.93)	

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 = Jun 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	6,964.06	3,872.12	3,091.94
1030-000	CIT -Operating Money Market	17,282.33	16,103.70	1,178.63
1066-000	Certificate of Deposits - Reserve	276,539.08	276,454.70	84.38
1080-000	CIT - Reserve MM	75,167.18	73,614.02	1,553.16
1090-000	TOTAL CASH	375,952.65	370,044.54	5,908.11
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	0.09	-228.19	228.28
1248-000	TOTAL ACCOUNTS RECEIVABLE	0.09	-228.19	228.28
1990-000	TOTAL ASSETS	375,952.74	369,816.35	6,136.39
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	5,502.02	0.68	5,501.34
2680-000	TOTAL OTHER LIABILITIES	5,502.02	0.68	5,501.34
2690-000	TOTAL LIABILITIES	5,502.02	0.68	5,501.34
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	27,844.23	27,844.23	0.00
2830-000	Current Year Reserve Transfers	-33,375.46	-31,737.92	-1,637.54
2850-000	Current Year Retained Earnings/Operating Fund	24,275.69	23,640.64	635.05
2855-000	Reserve Equity	351,706.26	350,068.72	1,637.54
2990-000	TOTAL CAPITAL	370,450.72	369,815.67	635.05
2999-000	TOTAL LIABILITIES & CAPITAL	375,952.74	369,816.35	6,136.39

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-000 INCOME									
3500-000 OTHER INCOME									
3585-000 IHCA Master Cap. Assess. Income	0.00	0.00	0.00	N/A	474.00	0.00	474.00	N/A	0.00
3590-000 IHCA Master Base Assess. Income	2,607.00	3,160.00	-553.00	-17.50	37,920.00	37,920.00	0.00	0.00	37,920.00
3900-000 TOTAL OTHER INCOME	2,607.00	3,160.00	-553.00	-17.50	38,394.00	37,920.00	474.00	1.25	37,920.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	75.00	0.00	75.00	N/A	0.00
4045-000 Interest Income	3.75	0.00	3.75	N/A	69.05	0.00	69.05	N/A	0.00
4047-000 Interest Income-Reserves	97.54	0.00	97.54	N/A	1,895.46	0.00	1,895.46	N/A	0.00
4070-000 Neighborhood Assessments	3,653.76	4,428.87	-775.11	-17.50	53,143.80	53,146.00	-2.20	0.00	53,146.00
4071-000 Neighborhood Reserve	1,270.50	1,540.00	-269.50	-17.50	18,480.00	18,480.00	0.00	0.00	18,480.00
4390-000 TOTAL ASSOCIATION INCOME	5,025.55	5,968.87	-943.32	-15.80	73,663.31	71,626.00	2,037.31	2.84	71,626.00
4999-000 TOTAL REVENUE	7,632.55	9,128.87	-1,496.32	-16.39	112,057.31	109,546.00	2,511.31	2.29	109,546.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	855.00	855.00	0.00	0.00	10,260.00	10,260.00	0.00	0.00	10,260.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	694.65	1,310.00	615.35	46.97	1,310.00
7210-000 Neighborhood Street Sweeping	434.90	0.00	-434.90	N/A	434.90	500.00	65.10	13.02	500.00
7226-000 Neighborhood Electric /Gas	133.53	212.13	78.60	37.05	1,580.02	2,546.00	965.98	37.94	2,546.00
7240-000 Neighborhood Landscape - Contract / Yards	1,809.47	1,837.13	27.66	1.51	21,713.64	22,046.00	332.36	1.51	22,046.00
7250-000 Neighborhood Landscape - Other	0.00	333.37	333.37	100.00	5,500.00	4,000.00	-1,500.00	-37.50	4,000.00
7260-000 Neighborhood Irrigation-Common Areas	55.60	150.00	94.40	62.93	2,065.41	2,500.00	434.59	17.38	2,500.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	975.00	500.00	-475.00	-95.00	500.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	4,200.00	5,000.00	800.00	16.00	5,000.00
7280-000 Neighborhood Maintenance	0.00	208.37	208.37	100.00	1,415.00	2,500.00	1,085.00	43.40	2,500.00
7289-000 Neighborhood Contingency	0.00	78.37	78.37	100.00	0.00	940.00	940.00	100.00	940.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,288.50	3,674.37	385.87	10.50	48,838.62	52,102.00	3,263.38	6.26	52,102.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9610-000 Federal Income Tax	549.00	0.00	-549.00	N/A	549.00	1,044.00	495.00	47.41	1,044.00
9825-000 Master Cap. Assessments	0.00	0.00	0.00	N/A	474.00	0.00	-474.00	N/A	0.00
9830-000 Master Base Assessments	3,160.00	3,160.00	0.00	0.00	37,920.00	37,920.00	0.00	0.00	37,920.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,709.00	3,160.00	-549.00	-17.37	38,943.00	38,964.00	21.00	0.05	38,964.00
9940-000 TOTAL EXPENSES	6,997.50	6,834.37	-163.13	-2.39	87,781.62	91,066.00	3,284.38	3.61	91,066.00
9950-000 Excess (Deficiency) of Revenues over Expenses	635.05	2,294.50	-1,659.45	-72.32	24,275.69	18,480.00	5,795.69	31.36	18,480.00

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison
 Period = Jun 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	-31,480.00	-31,480.00	0.00	0.00	-18,480.00
Reserve Interest Income	-97.54	0.00	-97.54	N/A	-1,895.46	0.00	-1,895.46	N/A	0.00
	-1,637.54	-1,540.00	-97.54	-6.33	-33,375.46	-31,480.00	-1,895.46	-6.02	-18,480.00
Operating Excess (Deficiency) of Rev over Exp	-1,002.49	754.50	-1,756.99	N/A	-9,099.77	-13,000.00	3,900.23	30.00	0.00
Reserve Expenses:									
405 - Mailbox Housing Paint/Stain					2,062.50	2,500.00			2,500.00

Statement (12 months)

Period = Jul 2021-Jun 2022

Book = Accrual ; Tree = ysi_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Total
3000-000 INCOME													
3500-000 OTHER INCOME													
3585-000 IHCA Master Cap. Assess. Income	0.00	0.00	474.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	474.00
3590-000 IHCA Master Base Assess. Income	7,110.00	2,370.00	2,133.00	2,449.00	2,449.00	2,449.00	6,320.00	2,212.00	2,607.00	2,607.00	2,607.00	2,607.00	37,920.00
3900-000 TOTAL OTHER INCOME	7,110.00	2,370.00	2,607.00	2,449.00	2,449.00	2,449.00	6,320.00	2,212.00	2,607.00	2,607.00	2,607.00	2,607.00	38,394.00
3999-000 TOTAL PM INCOME	7,110.00	2,370.00	2,607.00	2,449.00	2,449.00	2,449.00	6,320.00	2,212.00	2,607.00	2,607.00	2,607.00	2,607.00	38,394.00
4010-000 ASSOCIATION INCOME													
4020-000 Late Fees / NSF	0.00	25.00	50.00	50.00	-125.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	75.00
4040-000 Fee & Fine Income	0.00	0.00	50.00	0.00	-50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4045-000 Interest Income	7.78	8.14	7.84	8.08	6.00	4.64	4.93	4.25	4.99	4.92	3.73	3.75	69.05
4047-000 Interest Income-Reserves	265.56	265.56	265.29	265.63	156.33	96.06	96.37	95.49	97.05	96.93	97.65	97.54	1,895.46
4070-000 Neighborhood Assessments	9,963.00	3,321.60	2,989.44	3,432.32	3,432.32	3,432.32	8,857.60	3,100.16	3,653.76	3,653.76	3,653.76	3,653.76	53,143.80
4071-000 Neighborhood Reserve	3,465.00	1,155.00	1,039.50	1,193.50	1,193.50	1,193.50	3,080.00	1,078.00	1,270.50	1,270.50	1,270.50	1,270.50	18,480.00
4390-000 TOTAL ASSOCIATION INCOME	13,701.34	4,775.30	4,402.07	4,949.53	4,613.15	4,726.52	12,038.90	4,277.90	5,101.30	5,026.11	5,025.64	5,025.55	73,663.31
4999-000 TOTAL REVENUE	20,811.34	7,145.30	7,009.07	7,398.53	7,062.15	7,175.52	18,358.90	6,489.90	7,708.30	7,633.11	7,632.64	7,632.55	112,057.31
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	855.00	855.00	855.00	855.00	855.00	10,260.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	694.65	0.00	0.00	0.00	0.00	0.00	694.65
7210-000 Neighborhood Street Sweeping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	434.90	434.90
7226-000 Neighborhood Electric /Gas	127.47	128.80	128.80	128.80	133.29	133.40	133.26	133.26	133.26	133.14	133.01	133.53	1,580.02
7240-000 Neighborhood Landscape - Contract / Yards	1,809.47	1,809.47	1,809.47	1,809.47	1,809.47	1,809.47	1,809.47	1,809.47	1,809.47	1,809.47	1,809.47	1,809.47	21,713.64
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00	0.00	0.00	5,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	919.17	0.00	944.88	0.00	51.72	0.00	45.32	0.00	48.72	0.00	55.60	2,065.41
7265-000 Neigh Irrig Maint & Repairs	0.00	80.00	195.00	0.00	200.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	975.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	0.00	4,200.00	0.00	0.00	0.00	0.00	0.00	4,200.00
7280-000 Neighborhood Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	990.00	425.00	0.00	0.00	1,415.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	2,791.94	3,792.44	2,988.27	3,738.15	2,997.76	2,849.59	7,692.38	2,843.05	3,787.73	9,271.33	2,797.48	3,288.50	48,838.62
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION													
9610-000 Federal Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	549.00	549.00
9825-000 Master Cap. Assessments	0.00	0.00	474.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	474.00
9830-000 Master Base Assessments	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	37,920.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,160.00	3,160.00	3,634.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	3,709.00	38,943.00
9940-000 TOTAL EXPENSES	5,951.94	6,952.44	6,622.27	6,898.15	6,157.76	6,009.59	10,852.38	6,003.05	6,947.73	12,431.33	5,957.48	6,997.50	87,781.62
9950-000 Excess (Deficiency) of Revenues over Expenses	14,859.40	192.86	386.80	500.38	904.39	1,165.93	7,506.52	486.85	760.57	-4,798.22	1,675.16	635.05	24,275.69

Expense Distribution

Property=sgrd AND mm/yy=06/2022-06/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7210-000 - Neighborhood Street Sweeping										
davmac - Davidson-Macri Sweeping, Inc	P-79984	sgrd	225871	06/15/2022	06/2022	434.90	0.00	979	06/21/2022	Street Sweeping
Total 7210-000 - Neighborhood Street Sw...						434.90	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-79851	sgrd	42979851	06/01/2022	06/2022	10.21	0.00	977	06/16/2022	Account #200021422676
pugsou - Puget Sound Energy	P-79872	sgrd	37879872	06/01/2022	06/2022	60.67	0.00	977	06/16/2022	Account #200021422304
pugsou - Puget Sound Energy	P-79873	sgrd	40079873	06/01/2022	06/2022	12.49	0.00	977	06/16/2022	Account #200013325945
pugsou - Puget Sound Energy	P-79921	sgrd	42579921	06/01/2022	06/2022	10.21	0.00	977	06/16/2022	Account #200021422494
pugsou - Puget Sound Energy	P-79926	sgrd	37979926	06/01/2022	06/2022	39.95	0.00	977	06/16/2022	Account #200021422882
Total 7226-000 - Neighborhood Electric /Gas						133.53	0.00			
7240-000 - Neighborhood Landscape - Co...										
beacre - Bear Creek Landscaping LLC	P-79776	sgrd	1220635765	06/01/2022	06/2022	1,809.47	0.00	976	06/08/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,809.47	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-80104	sgrd	31-0095-0080104	06/01/2022	06/2022	31.24	0.00	978	06/21/2022	Account #31-0095-00
citiss - City of Issaquah	P-80105	sgrd	31-0096-0080105	06/01/2022	06/2022	24.36	0.00	978	06/21/2022	Account #31-0096-00
Total 7260-000 - Neighborhood Irrigatio...						55.60	0.00			
						2,433.50	0.00			