

**Grand Ridge Drive
FINANCIAL REPORT
Manager's Report for the month ending July 31, 2022**

FINANCIAL SUMMARY:

As of July 31, 2022, operating cash totaled \$4,996, unpaid assessments (receivables) totaled \$2,750, and 'other' cash (or cash equivalents) totaled \$375,160, for total assets of \$382,906.

Operating liabilities totaled \$0, prepaid assessments totaled \$1,375, and 'other' liabilities totaled \$0, for total liabilities of \$1,375.

The Association ended the month in a positive cash position of \$381,531.

For the month ending July 31, 2022, the Association incurred expenses and accrued costs totaling \$6,215, under budget by \$1,642.

YTD July 31, 2022, the Association incurred expenses and accrued costs totaling \$6,215, under budget by \$1,642.

As of July 31, 2022, replacement reserves totaled \$380,156.

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	\$ 700.00	Under	Billing Cycle
Landscaping - Other	\$ 375.00	Under	Billing Cycle

ACCOUNTS REC. REPORT:

Unit #	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total	Status
GRD_0009	1,375.32				1,375.32	Assessments
GRD_0010					(1,375.32)	Prepaid Assessments
GRD_0012	0.09				0.09	Assessments
GRD_0021	1,374.64				1,374.64	Assessments
GRD_0026					(0.06)	Prepaid Assessments
TOTAL	2,750.05	0.00	0.00	0.00	1,374.67	

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 = Jul 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	4,996.17	6,964.06	-1,967.89
1030-000	CIT -Operating Money Market	21,815.07	17,282.33	4,532.74
1066-000	Certificate of Deposits - Reserve	276,623.46	276,539.08	84.38
1080-000	CIT - Reserve MM	76,721.21	75,167.18	1,554.03
1090-000	TOTAL CASH	380,155.91	375,952.65	4,203.26
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	2,750.05	0.09	2,749.96
1248-000	TOTAL ACCOUNTS RECEIVABLE	2,750.05	0.09	2,749.96
1990-000	TOTAL ASSETS	382,905.96	375,952.74	6,953.22
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,375.38	5,502.02	-4,126.64
2680-000	TOTAL OTHER LIABILITIES	1,375.38	5,502.02	-4,126.64
2690-000	TOTAL LIABILITIES	1,375.38	5,502.02	-4,126.64
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	18,744.46	27,844.23	-9,099.77
2830-000	Current Year Reserve Transfers	-1,638.41	-33,375.46	31,737.05
2850-000	Current Year Retained Earnings/Operating Fund	11,079.86	24,275.69	-13,195.83
2855-000	Reserve Equity	353,344.67	351,706.26	1,638.41
2990-000	TOTAL CAPITAL	381,530.58	370,450.72	11,079.86
2999-000	TOTAL LIABILITIES & CAPITAL	382,905.96	375,952.74	6,953.22

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison
 Period = Jul 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	6,000.00	3,200.00	2,800.00	87.50	6,000.00	3,200.00	2,800.00	87.50	38,400.00
3900-000 TOTAL OTHER INCOME	6,000.00	3,200.00	2,800.00	87.50	6,000.00	3,200.00	2,800.00	87.50	38,400.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	4.67	0.00	4.67	N/A	4.67	0.00	4.67	N/A	0.00
4047-000 Interest Income-Reserves	98.41	0.00	98.41	N/A	98.41	0.00	98.41	N/A	0.00
4070-000 Neighborhood Assessments	8,304.00	4,428.83	3,875.17	87.50	8,304.00	4,428.83	3,875.17	87.50	53,146.00
4071-000 Neighborhood Reserve	2,887.50	1,540.00	1,347.50	87.50	2,887.50	1,540.00	1,347.50	87.50	18,480.00
4390-000 TOTAL ASSOCIATION INCOME	11,294.58	5,968.83	5,325.75	89.23	11,294.58	5,968.83	5,325.75	89.23	71,626.00
4999-000 TOTAL REVENUE	17,294.58	9,168.83	8,125.75	88.62	17,294.58	9,168.83	8,125.75	88.62	110,026.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	855.00	855.00	0.00	0.00	855.00	855.00	0.00	0.00	10,260.00
7204-000 Neighborhood Reserve Study	0.00	700.00	700.00	100.00	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	133.41	137.00	3.59	2.62	133.41	137.00	3.59	2.62	1,644.00
7240-000 Neighborhood Landscape - Contract / Yards	1,863.75	1,892.25	28.50	1.51	1,863.75	1,892.25	28.50	1.51	22,707.00
7250-000 Neighborhood Landscape - Other	0.00	375.00	375.00	100.00	0.00	375.00	375.00	100.00	4,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	214.58	214.58	100.00	0.00	214.58	214.58	100.00	2,575.00
7265-000 Neigh Irrig Maint & Repairs	90.00	200.00	110.00	55.00	90.00	200.00	110.00	55.00	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	72.56	208.33	135.77	65.17	72.56	208.33	135.77	65.17	2,500.00
7289-000 Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	900.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,014.72	4,657.16	1,642.44	35.27	3,014.72	4,657.16	1,642.44	35.27	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	3,200.00	3,200.00	0.00	0.00	38,400.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,200.00	3,200.00	0.00	0.00	3,200.00	3,200.00	0.00	0.00	39,460.00
9940-000 TOTAL EXPENSES	6,214.72	7,857.16	1,642.44	20.90	6,214.72	7,857.16	1,642.44	20.90	91,546.00
9950-000 Excess (Deficiency) of Revenues over Expenses	11,079.86	1,311.67	9,768.19	744.71	11,079.86	1,311.67	9,768.19	744.71	18,480.00

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison

Period = Jul 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	-1,540.00	-1,540.00	0.00	0.00	-18,480.00
Reserve Interest Income	-98.41	0.00	-98.41	N/A	-98.41	0.00	-98.41	N/A	0.00
	-1,638.41	-1,540.00	-98.41	-6.39	-1,638.41	-1,540.00	-98.41	-6.39	-18,480.00
Operating Excess (Deficiency) of Rev over Exp	9,441.45	-228.33	9,669.78	N/A	9,441.45	-228.33	9,669.78	N/A	0.00
Reserve Expenses:									
Bridge Rail - Clean / Repair / Seal						3,200.00			
Lights, Bridge and Entry - Replace						4,500.00			

Statement (12 months)

Period = Jul 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Total
3000-000	INCOME		
3500-000	OTHER INCOME		
3590-000	IHCA Master Base Assess. Income	6,000.00	6,000.00
3900-000	TOTAL OTHER INCOME	6,000.00	6,000.00
3999-000	TOTAL PM INCOME	6,000.00	6,000.00
4010-000	ASSOCIATION INCOME		
4045-000	Interest Income	4.67	4.67
4047-000	Interest Income-Reserves	98.41	98.41
4070-000	Neighborhood Assessments	8,304.00	8,304.00
4071-000	Neighborhood Reserve	2,887.50	2,887.50
4390-000	TOTAL ASSOCIATION INCOME	11,294.58	11,294.58
4999-000	TOTAL REVENUE	17,294.58	17,294.58
6000-000	EXPENSES		
7200-000	NEIGHBORHOOD EXPENSES		
7201-000	Neighborhood Management Fees	855.00	855.00
7226-000	Neighborhood Electric /Gas	133.41	133.41
7240-000	Neighborhood Landscape - Contract / Yards	1,863.75	1,863.75
7265-000	Neigh Irrig Maint & Repairs	90.00	90.00
7280-000	Neighborhood Maintenance	72.56	72.56
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,014.72	3,014.72
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION		
9830-000	Master Base Assessments	3,200.00	3,200.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,200.00	3,200.00
9940-000	TOTAL EXPENSES	6,214.72	6,214.72
9950-000	Excess (Deficiency) of Revenues over Expenses	11,079.86	11,079.86

Expense Distribution

Property=sgrd AND mm/yy=07/2022-07/2022

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-80352	sgrd	40080352	07/01/2022	07/2022	12.37	0.00	982	07/20/2022	Account #200013325945
pugsou - Puget Sound Energy	P-80368	sgrd	37980368	07/01/2022	07/2022	39.95	0.00	982	07/20/2022	Account #200021422882
pugsou - Puget Sound Energy	P-80370	sgrd	42980370	07/01/2022	07/2022	10.21	0.00	982	07/20/2022	Account #200021422676
pugsou - Puget Sound Energy	P-80378	sgrd	37880378	07/01/2022	07/2022	60.67	0.00	982	07/20/2022	Account #200021422304
pugsou - Puget Sound Energy	P-80385	sgrd	42580385	07/01/2022	07/2022	10.21	0.00	982	07/20/2022	Account #200021422494
Total 7226-000 - Neighborhood Electric /Gas						133.41	0.00			
7240-000 - Neighborhood Landscape - Co...										
beacre - Bear Creek Landscaping LLC	P-80253	sgrd	1220636265	07/01/2022	07/2022	1,863.75	0.00	980	07/15/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,863.75	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
certba - Certified Backflow Testing, Inc.	P-80408	sgrd	81206	07/18/2022	07/2022	90.00	0.00	981	07/20/2022	Backflow Testing
Total 7265-000 - Neigh Irrig Maint & Repairs						90.00	0.00			
7280-000 - Neighborhood Maintenance										
moacc - Cardmember Service	P-80414	sgrd	Speed Bump Signs	07/20/2022	07/2022	72.56	0.00	7202022	07/20/2022	Speed Bump Signs
Total 7280-000 - Neighborhood Maintenance						72.56	0.00			
						2,159.72	0.00			