

FINANCIAL REPORT

FINANCIAL SUMMARY:

As of 45078, operating cash totaled \$9,019, unpaid assessments (receivables) totaled \$2,477, and 'other' cash (or cash equivalents) totaled \$351,345, for total assets of \$362,841.

Operating liabilities totaled \$0, prepaid assessments totaled \$3,758, and 'other' liabilities totaled \$0, for total liabilities of \$3,758.

The Association ended the month in a positive cash position of \$388,491.

For the month ending 45078, the Association incurred expenses and accrued costs totaling \$6,422, under budget by \$535.

YTD 45078, the Association incurred expenses and accrued costs totaling \$84,262, under budget by \$783.

As of 45078, replacement reserves totaled \$351,333.

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

Expense	Variance Amt	Over/Under	Explanation
Street Sweep	\$ 500.00	Under	Less than anticipated
Landscape-Contract/Yards	\$ 313.50	Under	Less than anticipated
Landscape-Other	\$ 376.09	Over	More than anticipated
Irrigation-Common Areas	\$ 2,106.26	Under	Less than anticipated
Irrigation-Maintenance & Repairs	\$ 460.00	Under	Less than anticipated
Inclement Weather	\$ 2,095.00	over	More than anticipated
Maintenance	\$ 983.50	Over	More than anticipated
Contingency	\$ 825.00	Under	Less than anticipated

ACCOUNTS REC. REPORT:

Unit #	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total	Status
GRD_0009	347.50	0.00	1,130.92	2,250.64	3,729.06	Assessments
GRD_0012	0.09	0.00	0.00	0.00	0.09	Assessments
TOTAL	347.59	0.00	1,130.92	2,250.64	3,729.15	

PROJECT REPORT

<p>Weather Camera installed June 2023</p> <p>Irrigation turned on Spring 2023</p> <p>Street sweeping performed in May 2022</p> <p>Bridge Seal & Repair tp be completed Spring 2023</p> <p>Replacement of monument and bridge lights completed in 2022</p> <p>Grand Ridge Dr. & 270th Pl. mailbox replacement completed October 2022</p> <p>Irrigation Clock Cabinet installed July 2023</p> <p>23/24 Reserve study update completed</p> <p>Rocks replaced on Mailbox kiosk</p>
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Thank you for letting us serve your neighborhood.

Report submitted by Susan Carlson-Community Manager
425-507-1134 Susan.C@ihcommunity.org

Balance Sheet (With Period Change)

Period = Jun 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	9,018.63	3,381.99	5,636.64
1030-000	CIT -Operating Money Market	12.42	27,181.36	-27,168.94
1066-000	Certificate of Deposits - Reserve	254,000.00	253,000.00	1,000.00
1080-000	CIT - Reserve MM	97,332.97	104,927.34	-7,594.37
1090-000	TOTAL CASH	360,364.02	388,490.69	-28,126.67
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	2,476.53	3,729.15	-1,252.62
1248-000	TOTAL ACCOUNTS RECEIVABLE	2,476.53	3,729.15	-1,252.62
1990-000	TOTAL ASSETS	362,840.55	392,219.84	-29,379.29
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	3,757.92	0.06	3,757.86
2680-000	TOTAL OTHER LIABILITIES	3,757.92	0.06	3,757.86
2690-000	TOTAL LIABILITIES	3,757.92	0.06	3,757.86
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	18,744.46	18,744.46	0.00
2830-000	Current Year Reserve Transfers	-9,828.83	-8,778.13	-1,050.70
2850-000	Current Year Retained Earnings/Operating Fund	-1,165.97	24,326.11	-25,492.08
2855-000	Reserve Equity	351,332.97	357,927.34	-6,594.37
2990-000	TOTAL CAPITAL	359,082.63	392,219.78	-33,137.15
2999-000	TOTAL LIABILITIES & CAPITAL	362,840.55	392,219.84	-29,379.29

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison

Period = Jun 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	2,640.00	3,200.00	-560.00	-17.50	38,400.00	38,400.00	0.00	0.00	38,400.00
3650-000 Master Collection & Admin Fees	0.00	0.00	0.00	N/A	1,478.42	0.00	1,478.42	N/A	0.00
3900-000 TOTAL OTHER INCOME	2,640.00	3,200.00	-560.00	-17.50	39,878.42	38,400.00	1,478.42	3.85	38,400.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	375.00	0.00	375.00	N/A	0.00
4045-000 Interest Income	12.70	0.00	12.70	N/A	128.13	0.00	128.13	N/A	0.00
4047-000 Interest Income-Reserves	1,050.70	0.00	1,050.70	N/A	5,208.83	0.00	5,208.83	N/A	0.00
4070-000 Neighborhood Assessments	3,653.76	4,428.87	-775.11	-17.50	53,145.60	53,146.00	-0.40	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	5,987.66	5,968.87	18.79	0.31	77,337.56	71,626.00	5,711.56	7.97	71,626.00
4999-000 TOTAL REVENUE	8,627.66	9,168.87	-541.21	-5.90	117,215.98	110,026.00	7,189.98	6.53	110,026.00
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	700.00	5.35	0.76	700.00
7210-000 Neighborhood Street Sweeping	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
7226-000 Neighborhood Electric /Gas	154.41	137.00	-17.41	-12.71	1,711.96	1,644.00	-67.96	-4.13	1,644.00
7240-000 Neighborhood Landscape - Contract / Yards	1,863.75	1,892.25	28.50	1.51	22,365.00	22,707.00	342.00	1.51	22,707.00
7250-000 Neighborhood Landscape - Other	0.00	375.00	375.00	100.00	4,501.09	4,500.00	-1.09	-0.02	4,500.00
7260-000 Neighborhood Irrigation-Common Areas	52.36	214.62	162.26	75.60	306.48	2,575.00	2,268.52	88.10	2,575.00
7265-000 Neigh Irrig Maint & Repairs	250.00	50.00	-200.00	-400.00	540.00	800.00	260.00	32.50	800.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	7,095.00	5,000.00	-2,095.00	-41.90	5,000.00
7276-000 GRD Weather Camera	26,302.22	0.00	-26,302.22	N/A	26,302.22	0.00	-26,302.22	N/A	0.00
7280-000 Neighborhood Maintenance	0.00	208.37	208.37	100.00	3,275.13	2,500.00	-775.13	-31.01	2,500.00
7289-000 Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	900.00	900.00	100.00	900.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	29,477.74	3,807.24	-25,670.50	-674.25	77,051.53	52,086.00	-24,965.53	-47.93	52,086.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	0.00	0.00	0.00	N/A	10.00	0.00	-10.00	N/A	0.00
9610-000 Federal Income Tax	1,442.00	1,060.00	-382.00	-36.04	1,442.00	1,060.00	-382.00	-36.04	1,060.00
9830-000 Master Base Assessments	3,200.00	3,200.00	0.00	0.00	38,400.00	38,400.00	0.00	0.00	38,400.00
9855-000 Master Collection Legal Fees	0.00	0.00	0.00	N/A	1,478.42	0.00	-1,478.42	N/A	0.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	4,642.00	4,260.00	-382.00	-8.97	41,330.42	39,460.00	-1,870.42	-4.74	39,460.00
9940-000 TOTAL EXPENSES	34,119.74	8,067.24	-26,052.50	-322.94	118,381.95	91,546.00	-26,835.95	-29.31	91,546.00
9950-000 Excess (Deficiency) of Revenues over Expenses	-25,492.08	1,101.63	-26,593.71	-2,414.03	-1,165.97	18,480.00	-19,645.97	-106.31	18,480.00

Grand Ridge Drive - IHCA (sgrd) Budget Comparison

Period = Jun 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	-1,050.70	0.00	-1,050.70	N/A	-5,208.83	0.00	-5,208.83	N/A	0.00
	-1,050.70	-1,540.00	489.30	31.77	-9,828.83	-4,620.00	-5,208.83	-112.75	-18,480.00
Operating Excess (Deficiency) of Rev over Exp	-26,542.78	-438.37	-26,104.41	-5,954.88	-10,994.80	13,860.00	-24,854.80	N/A	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				
Utility Cabinet Replacement	7,645.07				7,645.07				

Statement (12 months)

Period = Jul 2022-Jun 2023

Book = Accrual ; Tree = ysi_is

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 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	2,640.00	2,640.00	2,640.00	2,640.00	38,400.00
3650-000	Master Collection & Admin Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,130.92	0.00	347.50	0.00	1,478.42
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	2,640.00	3,770.92	2,640.00	2,987.50	39,878.42
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	2,640.00	3,770.92	2,640.00	2,987.50	39,878.42
4010-000	ASSOCIATION INCOME												
4020-000	Late Fees / NSF	0.00	50.00	0.00	100.00	0.00	0.00	175.00	50.00	0.00	0.00	0.00	375.00
4045-000	Interest Income	4.67	5.41	5.46	5.88	5.64	14.61	16.11	12.70	15.03	14.72	15.20	128.13
4047-000	Interest Income-Reserves	98.41	98.78	98.39	98.97	129.25	170.37	190.16	118.44	1,052.32	1,050.66	1,052.38	5,208.83
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	3,653.76	3,653.76	3,653.76	3,653.76	53,145.60
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	1,270.50	1,270.50	1,270.50	1,270.50	18,480.00
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	5,105.40	5,991.61	5,989.64	5,991.84	77,337.56
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	7,745.40	9,762.53	8,629.64	8,979.34	117,215.98
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	10,260.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	0.00	694.65	0.00	0.00	0.00	694.65
7226-000	Neighborhood Electric /Gas	133.41	133.53	133.53	133.67	135.08	135.26	134.95	150.87	155.80	155.79	155.66	1,711.96
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	1,863.75	1,863.75	1,863.75	1,863.75	22,365.00
7250-000	Neighborhood Landscape - Other	0.00	50.00	0.00	0.00	4,451.09	0.00	0.00	0.00	0.00	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	48.72	0.00	52.36	0.00	306.48
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	250.00	540.00
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	840.00	5,330.00	475.00	450.00	0.00	0.00	7,095.00
7276-000	GRD Weather Camera	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,302.22	26,302.22
7280-000	Neighborhood Maintenance	72.56	187.17	126.62	116.28	1,913.46	0.00	0.00	10.82	150.00	698.22	0.00	3,275.13
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	3,404.16	4,169.20	3,625.12	2,874.41	77,051.53
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION												
9210-000	NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	10.00
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	1,442.00	1,442.00
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	3,200.00	3,200.00	3,200.00	3,200.00	38,400.00
9855-000	Master Collection Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	601.92	529.00	347.50	0.00	1,478.42
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	3,200.00	3,801.92	3,729.00	3,547.50	41,330.42
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	6,604.16	7,971.12	7,354.12	6,421.91	118,381.95
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	1,141.24	1,791.41	1,275.52	2,557.43	-1,165.97

Expense Distribution

Property=sgrd AND mm/yy=06/2023-06/2023

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
2855-000 - Reserve Equity										
hdfowl - H.D. Fowler Company	P-84460	sgrd	16428169	06/20/2023	06/2023	7,645.07	0.00	113	06/22/2023	Utility Cabinet Replacement
Total 2855-000 - Reserve Equity						7,645.07	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-84483	sgrd	37884483	06/01/2023	06/2023	73.73	0.00	1029	06/22/2023	Account #200021422304
pugsou - Puget Sound Energy	P-84487	sgrd	42984487	06/01/2023	06/2023	10.21	0.00	1029	06/22/2023	Account #200021422676
pugsou - Puget Sound Energy	P-84489	sgrd	40084489	06/01/2023	06/2023	12.61	0.00	1029	06/22/2023	Account #200013325945
pugsou - Puget Sound Energy	P-84516	sgrd	37984516	06/01/2023	06/2023	47.65	0.00	1029	06/22/2023	Account #200021422882
pugsou - Puget Sound Energy	P-84555	sgrd	42584555	06/01/2023	06/2023	10.21	0.00	1029	06/22/2023	Account #200021422494
Total 7226-000 - Neighborhood Electric /Gas						154.41	0.00			
7240-000 - Neighborhood Landscape - Co...										
beacre - Bear Creek Landscaping LLC	P-84354	sgrd	CMB5-2	06/01/2023	06/2023	1,863.75	0.00	1026	06/07/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,863.75	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-84733	sgrd	31-0095-0084733	06/01/2023	06/2023	26.18	0.00	1030	06/23/2023	Account #31-0095-00
citiss - City of Issaquah	P-84734	sgrd	31-0096-0084734	06/01/2023	06/2023	26.18	0.00	1030	06/23/2023	Account #31-0096-00
Total 7260-000 - Neighborhood Irrigatio...						52.36	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
isscom - Issaquah Highlands Communit...	P-84766	sgrd	T4895 06/23 BB	06/24/2023	06/2023	250.00	0.00	1031	06/24/2023	W/O #5013 Irrigation Start Up
Total 7265-000 - Neigh Irrig Maint & Repairs						250.00	0.00			
7276-000 - GRD Weather Camera										
higfib - Highlands Fiber Network	P-84449	sgrd	3720-19845	06/06/2023	06/2023	250.00	0.00	1027	06/15/2023	REG #3918532356
higfib - Highlands Fiber Network	P-84450	sgrd	060123	06/07/2023	06/2023	26,052.22	0.00	1028	06/15/2023	Fiber optics install for Camera
Total 7276-000 - GRD Weather Camera						26,302.22	0.00			
						36,267.81	0.00			