

FINANCIAL REPORT

FINANCIAL SUMMARY:

As of 45139, operating cash totaled \$3,569, unpaid assessments (receivables) totaled \$7,082, and 'other' cash (or cash equivalents) totaled \$348,768, for total assets of \$359,419.

Operating liabilities totaled \$0, prepaid assessments totaled \$1,253, and 'other' liabilities totaled \$0, for total liabilities of \$1,253.

The Association ended the month in a positive cash position of \$361,874.

For the month ending 45139, the Association incurred expenses and accrued costs totaling \$6,540, under budget by \$1,858.

YTD 45139, the Association incurred expenses and accrued costs totaling \$13,116, under budget by \$3,479.

As of 45139, replacement reserves totaled \$348,768.

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

Expense	Variance Amt	Over/Under	Explanation
Reserve Study	\$ 700.00	Under	Less than anticipated
Landscape-Other	\$ 833.34	Under	Less than anticipated
Irrigation-Common Areas	\$ 947.64	Under	Less than anticipated
Maintenance	\$ 353.40	Under	Less than anticipated

ACCOUNTS REC. REPORT:

Unit #	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total	Status
GRD_0009	0.00	0.00	1,252.62	3,729.06	4,981.68	Assessments
GRD_0013	50.00	25.00	1,252.62	0.00	1,327.62	Assessments
GRD_0018	0.00	355.08	0.00	0.00	355.08	Assessments
GRD_0022	417.54	0.00	0.00	0.00	417.54	Assessments
TOTAL	467.54	380.08	2,505.24	3,729.06	6,309.30	

PROJECT REPORT

Weather Camera installed June 2023 Irrigation turned on Spring 2023 Bridge Seal & Repair completed Spring 2023 Irrigation Clock Cabinet Installed July 2023 23/24 Reserve Study Update Completed Landscaping Improvements Fall 2023
--

Thank you for letting us serve your neighborhood.

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

Balance Sheet (With Period Change)

Period = Aug 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	3,568.96	4,442.96	-874.00
1030-000	CIT -Operating Money Market	9,536.85	8,199.39	1,337.46
1066-000	Certificate of Deposits - Reserve	256,000.00	255,000.00	1,000.00
1080-000	CIT - Reserve MM	92,767.80	93,739.97	-972.17
1090-000	TOTAL CASH	361,873.61	361,382.32	491.29
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	7,081.92	6,614.38	467.54
1248-000	TOTAL ACCOUNTS RECEIVABLE	7,081.92	6,614.38	467.54
1990-000	TOTAL ASSETS	368,955.53	367,996.70	958.83
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
1999-000	ACCOUNTS PAYABLE			
2000-000	Accounts Payable-Trade	0.00	100.00	-100.00
2205-000	TOTAL ACCOUNTS PAYABLE	0.00	100.00	-100.00
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,252.68	1,252.68	0.00
2680-000	TOTAL OTHER LIABILITIES	1,252.68	1,252.68	0.00
2690-000	TOTAL LIABILITIES	1,252.68	1,352.68	-100.00
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	7,749.66	7,749.66	0.00
2830-000	Current Year Reserve Transfers	-2,099.24	-1,052.41	-1,046.83
2850-000	Current Year Retained Earnings/Operating Fund	13,284.63	11,206.80	2,077.83
2855-000	Reserve Equity	348,767.80	348,739.97	27.83
2990-000	TOTAL CAPITAL	367,702.85	366,644.02	1,058.83
2999-000	TOTAL LIABILITIES & CAPITAL	368,955.53	367,996.70	958.83

Grand Ridge Drive - IHCA (sgrd) Budget Comparison

Period = Aug 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	2,916.00	3,240.00	-324.00	-10.00	9,396.00	6,480.00	2,916.00	45.00	38,880.00
3900-000 TOTAL OTHER INCOME	2,916.00	3,240.00	-324.00	-10.00	9,396.00	6,480.00	2,916.00	45.00	38,880.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	50.00	0.00	50.00	N/A	75.00	0.00	75.00	N/A	0.00
4045-000 Interest Income	5.35	0.00	5.35	N/A	9.43	0.00	9.43	N/A	0.00
4047-000 Interest Income-Reserves	1,046.83	0.00	1,046.83	N/A	2,099.24	0.00	2,099.24	N/A	0.00
4070-000 Neighborhood Assessments	4,599.72	5,110.58	-510.86	-10.00	14,821.32	10,221.16	4,600.16	45.01	61,327.00
4390-000 TOTAL ASSOCIATION INCOME	5,701.90	5,110.58	591.32	11.57	17,004.99	10,221.16	6,783.83	66.37	61,327.00
4999-000 TOTAL REVENUE	8,617.90	8,350.58	267.32	3.20	26,400.99	16,701.16	9,699.83	58.08	100,207.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	855.00	855.00	0.00	0.00	1,710.00	1,710.00	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	154.41	137.00	-17.41	-12.71	308.69	274.00	-34.69	-12.66	1,644.00
7240-000 Neighborhood Landscape - Contract / Yards	1,938.30	1,949.00	10.70	0.55	3,802.05	3,898.00	95.95	2.46	23,388.00
7250-000 Neighborhood Landscape - Other	0.00	416.67	416.67	100.00	0.00	833.34	833.34	100.00	5,000.00
7260-000 Neighborhood Irrigation-Common Areas	52.36	1,000.00	947.64	94.76	52.36	1,000.00	947.64	94.76	2,575.00
7265-000 Neigh Irrig Maint & Repairs	0.00	100.00	100.00	100.00	100.00	300.00	200.00	66.67	800.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	7,000.00
7276-000 GRD Weather Camera	300.00	416.67	116.67	28.00	600.00	833.34	233.34	28.00	5,000.00
7280-000 Neighborhood Maintenance	0.00	208.33	208.33	100.00	63.26	416.66	353.40	84.82	2,500.00
7289-000 Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	900.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,300.07	5,157.67	1,857.60	36.02	6,636.36	10,115.34	3,478.98	34.39	60,267.00
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	3,240.00	3,240.00	0.00	0.00	6,480.00	6,480.00	0.00	0.00	38,880.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,240.00	3,240.00	0.00	0.00	6,480.00	6,480.00	0.00	0.00	39,940.00
9940-000 TOTAL EXPENSES	6,540.07	8,397.67	1,857.60	22.12	13,116.36	16,595.34	3,478.98	20.96	100,207.00
9950-000 Excess (Deficiency) of Revenues over Expenses	2,077.83	-47.09	2,124.92	4,512.47	13,284.63	105.82	13,178.81	12,453.99	0.00

Grand Ridge Drive - IHCA (sgrd) Budget Comparison

Period = Aug 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
General Reserve Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Interest Income	-1,046.83	0.00	-1,046.83	N/A	-2,099.24	0.00	-2,099.24	N/A	0.00
	-1,046.83	0.00	-1,046.83	N/A	-2,099.24	0.00	-2,099.24	N/A	0.00
Operating Excess (Deficiency) of Rev over Exp	1,031.00	-47.09	1,078.09	N/A	11,185.39	105.82	11,079.57	10,470.20	0.00
Reserve Expenses:									
Bridge Rail - Clean / Repair / Seal						3,200.00			
Lights, Bridge and Entry - Replace						4,500.00			
Utility Box Electrical	1,019.00				4,664.41				

Statement (12 months)

Period = Jul 2023-Aug 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Total
3000-000	INCOME			
3500-000	OTHER INCOME			
3590-000	IHCA Master Base Assess. Income	6,480.00	2,916.00	9,396.00
3900-000	TOTAL OTHER INCOME	6,480.00	2,916.00	9,396.00
3999-000	TOTAL PM INCOME	6,480.00	2,916.00	9,396.00
4010-000	ASSOCIATION INCOME			
4020-000	Late Fees / NSF	25.00	50.00	75.00
4045-000	Interest Income	4.08	5.35	9.43
4047-000	Interest Income-Reserves	1,052.41	1,046.83	2,099.24
4070-000	Neighborhood Assessments	10,221.60	4,599.72	14,821.32
4390-000	TOTAL ASSOCIATION INCOME	11,303.09	5,701.90	17,004.99
4999-000	TOTAL REVENUE	17,783.09	8,617.90	26,400.99
6000-000	EXPENSES			
7200-000	NEIGHBORHOOD EXPENSES			
7201-000	Neighborhood Management Fees	855.00	855.00	1,710.00
7226-000	Neighborhood Electric /Gas	154.28	154.41	308.69
7240-000	Neighborhood Landscape - Contract / Yards	1,863.75	1,938.30	3,802.05
7260-000	Neighborhood Irrigation-Common Areas	0.00	52.36	52.36
7265-000	Neigh Irrig Maint & Repairs	100.00	0.00	100.00
7276-000	GRD Weather Camera	300.00	300.00	600.00
7280-000	Neighborhood Maintenance	63.26	0.00	63.26
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,336.29	3,300.07	6,636.36
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION			
9830-000	Master Base Assessments	3,240.00	3,240.00	6,480.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,240.00	3,240.00	6,480.00
9940-000	TOTAL EXPENSES	6,576.29	6,540.07	13,116.36
9950-000	Excess (Deficiency) of Revenues over Expenses	11,206.80	2,077.83	13,284.63

Expense Distribution

Property=sgrd AND mm/yy=08/2023-08/2023

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
2855-000 - Reserve Equity										
pugsou - Puget Sound Energy	P-85230	sgrd	400003879188	08/17/2023	08/2023	1,019.00	0.00	114	08/24/2023	Acct #400003879188
Total 2855-000 - Reserve Equity						1,019.00	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-85425	sgrd	37885425	08/01/2023	08/2023	147.46	147.46			Account #200021422304
pugsou - Puget Sound Energy	P-85426	sgrd	37985426	08/01/2023	08/2023	95.30	95.30			Account #200021422882
pugsou - Puget Sound Energy	P-85431	sgrd	37885425-85431	08/01/2023	08/2023	-147.46	-147.46			Account #200021422304
pugsou - Puget Sound Energy	P-85432	sgrd	37985426-85432	08/01/2023	08/2023	-95.30	-95.30			Account #200021422882
pugsou - Puget Sound Energy	P-85436	sgrd	37885436	08/01/2023	08/2023	73.73	0.00	1043	08/24/2023	Account #200021422304
pugsou - Puget Sound Energy	P-85437	sgrd	37985437	08/01/2023	08/2023	47.65	0.00	1043	08/24/2023	Account #200021422882
pugsou - Puget Sound Energy	P-85446	sgrd	42985446	08/01/2023	08/2023	10.21	0.00	1043	08/24/2023	Account #200021422676
pugsou - Puget Sound Energy	P-85467	sgrd	42585467	08/01/2023	08/2023	10.21	0.00	1043	08/24/2023	Account #200021422494
pugsou - Puget Sound Energy	P-85471	sgrd	40085471	08/01/2023	08/2023	12.61	0.00	1043	08/24/2023	Account #200013325945
Total 7226-000 - Neighborhood Electric /Gas						154.41	-0.00			
7240-000 - Neighborhood Landscape - Co...										
beacre - Bear Creek Landscaping LLC	P-85226	sgrd	CMB5-4	08/01/2023	08/2023	1,938.30	0.00	1041	08/24/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,938.30	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-85364	sgrd	31-0095-0085364	08/01/2023	08/2023	26.18	0.00	1042	08/24/2023	Account #31-0095-00
citiss - City of Issaquah	P-85365	sgrd	31-0096-0085365	08/01/2023	08/2023	26.18	0.00	1042	08/24/2023	Account #31-0096-00
Total 7260-000 - Neighborhood Irrigatio...						52.36	0.00			
7276-000 - GRD Weather Camera										
higfib - Highlands Fiber Network	P-85164	sgrd	3720-19901	08/02/2023	08/2023	300.00	0.00	1040	08/03/2023	REG #3918532356
Total 7276-000 - GRD Weather Camera						300.00	0.00			
						3,464.07	-0.00			