

FINANCIAL REPORT

FINANCIAL SUMMARY:

As of 45170, operating cash totaled \$7,608, unpaid assessments (receivables) totaled \$1,081, and 'other' cash (or cash equivalents) totaled \$349,813, for total assets of \$358,501.

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 \$359,754.

For the month ending 45170, the Association incurred expenses and accrued costs totaling \$6,488, under budget by \$860.

YTD 45170, the Association incurred expenses and accrued costs totaling \$19,604, under budget by \$4,339.

As of 45170, replacement reserves totaled \$349,813.

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	\$ 1,250.01	Under	Less than anticipated
Irrigation-Common Areas	\$ 947.64	Under	Less than anticipated
GRD Weather Camera	\$ 350.01	Under	Less than anticipated
Maintenance	\$ 561.73	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		308.09	308.09	Assessments
GRD_0018	0.00	0.00	355.08	0.00	355.08	Assessments
GRD_0022	0.00	417.54	0.00	0.00	417.54	Assessments
TOTAL	0.00	417.54	355.08	308.09	1,080.71	

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
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Balance Sheet (With Period Change)

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	7,607.64	3,568.96	4,038.68
1030-000	CIT -Operating Money Market	11,537.36	9,536.85	2,000.51
1066-000	Certificate of Deposits - Reserve	251,000.00	256,000.00	-5,000.00
1080-000	CIT - Reserve MM	98,812.91	92,767.80	6,045.11
1090-000	TOTAL CASH	368,957.91	361,873.61	7,084.30
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	1,080.71	7,081.92	-6,001.21
1248-000	TOTAL ACCOUNTS RECEIVABLE	1,080.71	7,081.92	-6,001.21
1990-000	TOTAL ASSETS	370,038.62	368,955.53	1,083.09
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
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	1,252.68	0.00
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	7,749.66	7,749.66	0.00
2830-000	Current Year Reserve Transfers	-3,144.35	-2,099.24	-1,045.11
2850-000	Current Year Retained Earnings/Operating Fund	14,367.72	13,284.63	1,083.09
2855-000	Reserve Equity	349,812.91	348,767.80	1,045.11
2990-000	TOTAL CAPITAL	368,785.94	367,702.85	1,083.09
2999-000	TOTAL LIABILITIES & CAPITAL	370,038.62	368,955.53	1,083.09

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison
 Period = Sep 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	2,511.00	3,240.00	-729.00	-22.50	11,907.00	9,720.00	2,187.00	22.50	38,880.00
3900-000 TOTAL OTHER INCOME	2,511.00	3,240.00	-729.00	-22.50	11,907.00	9,720.00	2,187.00	22.50	38,880.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	47.70	0.00	47.70	N/A	122.70	0.00	122.70	N/A	0.00
4045-000 Interest Income	6.12	0.00	6.12	N/A	15.55	0.00	15.55	N/A	0.00
4047-000 Interest Income-Reserves	1,045.11	0.00	1,045.11	N/A	3,144.35	0.00	3,144.35	N/A	0.00
4070-000 Neighborhood Assessments	3,960.87	5,110.58	-1,149.71	-22.50	18,782.19	15,331.74	3,450.45	22.51	61,327.00
4390-000 TOTAL ASSOCIATION INCOME	5,059.80	5,110.58	-50.78	-0.99	22,064.79	15,331.74	6,733.05	43.92	61,327.00
4999-000 TOTAL REVENUE	7,570.80	8,350.58	-779.78	-9.34	33,971.79	25,051.74	8,920.05	35.61	100,207.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	855.00	855.00	0.00	0.00	2,565.00	2,565.00	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	463.10	411.00	-52.10	-12.68	1,644.00
7240-000 Neighborhood Landscape - Contract / Yards	1,938.30	1,949.00	10.70	0.55	5,740.35	5,847.00	106.65	1.82	23,388.00
7250-000 Neighborhood Landscape - Other	0.00	416.67	416.67	100.00	0.00	1,250.01	1,250.01	100.00	5,000.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	52.36	1,000.00	947.64	94.76	2,575.00
7265-000 Neigh Irrig Maint & Repairs	0.00	50.00	50.00	100.00	100.00	350.00	250.00	71.43	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	900.00	1,250.01	350.01	28.00	5,000.00
7280-000 Neighborhood Maintenance	0.00	208.33	208.33	100.00	63.26	624.99	561.73	89.88	2,500.00
7289-000 Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	900.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,247.71	4,107.67	859.96	20.94	9,884.07	14,223.01	4,338.94	30.51	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	9,720.00	9,720.00	0.00	0.00	38,880.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,240.00	3,240.00	0.00	0.00	9,720.00	9,720.00	0.00	0.00	39,940.00
9940-000 TOTAL EXPENSES	6,487.71	7,347.67	859.96	11.70	19,604.07	23,943.01	4,338.94	18.12	100,207.00
9950-000 Excess (Deficiency) of Revenues over Expenses	1,083.09	1,002.91	80.18	7.99	14,367.72	1,108.73	13,258.99	1,195.87	0.00

Grand Ridge Drive - IHCA (sgrd) Budget Comparison

Period = Sep 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	-1,045.11	0.00	-1,045.11	N/A	-3,144.35	0.00	-3,144.35	N/A	0.00
	-1,045.11	0.00	-1,045.11	N/A	-3,144.35	0.00	-3,144.35	N/A	0.00
Operating Excess (Deficiency) of Rev over Exp	37.98	1,002.91	-964.93	-96.21	11,223.37	1,108.73	10,114.64	912.27	0.00
Reserve Expenses:									
Bridge Rail - Clean / Repair / Seal						3,200.00			
Lights, Bridge and Entry - Replace						4,500.00			
Utility Box Electrical					4,664.41				

Statement (12 months)

Period = Jul 2023-Sep 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Total
3000-000	INCOME				
3500-000	OTHER INCOME				
3590-000	IHCA Master Base Assess. Income	6,480.00	2,916.00	2,511.00	11,907.00
3900-000	TOTAL OTHER INCOME	6,480.00	2,916.00	2,511.00	11,907.00
3999-000	TOTAL PM INCOME	6,480.00	2,916.00	2,511.00	11,907.00
4010-000	ASSOCIATION INCOME				
4020-000	Late Fees / NSF	25.00	50.00	47.70	122.70
4045-000	Interest Income	4.08	5.35	6.12	15.55
4047-000	Interest Income-Reserves	1,052.41	1,046.83	1,045.11	3,144.35
4070-000	Neighborhood Assessments	10,221.60	4,599.72	3,960.87	18,782.19
4390-000	TOTAL ASSOCIATION INCOME	11,303.09	5,701.90	5,059.80	22,064.79
4999-000	TOTAL REVENUE	17,783.09	8,617.90	7,570.80	33,971.79
6000-000	EXPENSES				
7200-000	NEIGHBORHOOD EXPENSES				
7201-000	Neighborhood Management Fees	855.00	855.00	855.00	2,565.00
7226-000	Neighborhood Electric /Gas	154.28	154.41	154.41	463.10
7240-000	Neighborhood Landscape - Contract / Yards	1,863.75	1,938.30	1,938.30	5,740.35
7260-000	Neighborhood Irrigation-Common Areas	0.00	52.36	0.00	52.36
7265-000	Neigh Irrig Maint & Repairs	100.00	0.00	0.00	100.00
7276-000	GRD Weather Camera	300.00	300.00	300.00	900.00
7280-000	Neighborhood Maintenance	63.26	0.00	0.00	63.26
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,336.29	3,300.07	3,247.71	9,884.07
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION				
9830-000	Master Base Assessments	3,240.00	3,240.00	3,240.00	9,720.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,240.00	3,240.00	3,240.00	9,720.00
9940-000	TOTAL EXPENSES	6,576.29	6,540.07	6,487.71	19,604.07
9950-000	Excess (Deficiency) of Revenues over Expenses	11,206.80	2,077.83	1,083.09	14,367.72

Expense Distribution

Property=sgrd AND mm/yy=09/2023-09/2023

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-85719	sgrd	37885719	09/01/2023	09/2023	73.73	0.00	1046	09/24/2023	Account #200021422304
pugsou - Puget Sound Energy	P-85721	sgrd	40085721	09/01/2023	09/2023	12.61	0.00	1046	09/24/2023	Account #200013325945
pugsou - Puget Sound Energy	P-85723	sgrd	37985723	09/01/2023	09/2023	47.65	0.00	1046	09/24/2023	Account #200021422882
pugsou - Puget Sound Energy	P-85756	sgrd	42985756	09/01/2023	09/2023	10.21	0.00	1046	09/24/2023	Account #200021422676
pugsou - Puget Sound Energy	P-85766	sgrd	42585766	09/01/2023	09/2023	10.21	0.00	1046	09/24/2023	Account #200021422494
Total 7226-000 - Neighborhood Electric /Gas						154.41	0.00			
7240-000 - Neighborhood Landscape - Co...										
beacre - Bear Creek Landscaping LLC	P-85586	sgrd	CMB5-5	09/01/2023	09/2023	1,938.30	0.00	1044	09/18/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,938.30	0.00			
7276-000 - GRD Weather Camera										
higfib - Highlands Fiber Network	P-85638	sgrd	3720-19932	09/01/2023	09/2023	300.00	0.00	1045	09/18/2023	REG #3918532356
Total 7276-000 - GRD Weather Camera						300.00	0.00			
						2,392.71	0.00			