

**FINANCIAL REPORT**

**FINANCIAL SUMMARY:**

As of 45200, operating cash totaled \$3,880, unpaid assessments (receivables) totaled \$242, and 'other' cash (or cash equivalents) totaled \$350,862, for total assets of \$354,983.

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 \$354,983.

For the month ending 45200, the Association incurred expenses and accrued costs totaling \$6,475, under budget by \$1,822.

YTD 45200, the Association incurred expenses and accrued costs totaling \$26,079, under budget by \$6,161.

As of 45200, replacement reserves totaled \$350,862.

**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	\$ 1,666.68	Under	Less than anticipated
Irrigation-Common Areas	\$ 1,895.28	Under	Less than anticipated
GRD Weather Camera	\$ 466.68	Under	Less than anticipated
Maintenance	\$ 770.06	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		241.50	241.50	Assessments
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>241.50</b>	<b>241.50</b>	

**PROJECT REPORT**

Weather Camera installed June 2023  
 Irrigation Winterization Fall 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 = Oct 2023

Book = Accrual ; Tree = ysi\_bs

		Balance Current Period	Beginning Balance	Net Change
<b>1000-000</b>	<b>ASSETS</b>			
1005-000	CASH			
1015-000	CIT - Checking	3,880.01	7,607.64	-3,727.63
1030-000	CIT -Operating Money Market	15,625.13	11,537.36	4,087.77
1066-000	Certificate of Deposits - Reserve	252,000.00	251,000.00	1,000.00
1080-000	CIT - Reserve MM	98,861.95	98,812.91	49.04
1090-000	TOTAL CASH	370,367.09	368,957.91	1,409.18
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	241.50	1,080.71	-839.21
1248-000	TOTAL ACCOUNTS RECEIVABLE	241.50	1,080.71	-839.21
1990-000	TOTAL ASSETS	370,608.59	370,038.62	569.97
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
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	7,749.66	7,749.66	0.00
2830-000	Current Year Reserve Transfers	-4,193.39	-3,144.35	-1,049.04
2850-000	Current Year Retained Earnings/Operating Fund	14,937.69	14,367.72	569.97
2855-000	Reserve Equity	350,861.95	349,812.91	1,049.04
2990-000	TOTAL CAPITAL	369,355.91	368,785.94	569.97
2999-000	TOTAL LIABILITIES & CAPITAL	370,608.59	370,038.62	569.97

**Grand Ridge Drive - IHCA (sgrd)**  
**Budget Comparison**  
 Period = Oct 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3000-000 INCOME</b>									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	2,349.00	3,240.00	-891.00	-27.50	14,256.00	12,960.00	1,296.00	10.00	38,880.00
3650-000 Master Collection & Admin Fees	-66.59	0.00	-66.59	N/A	-66.59	0.00	-66.59	N/A	0.00
3900-000 TOTAL OTHER INCOME	2,282.41	3,240.00	-957.59	-29.56	14,189.41	12,960.00	1,229.41	9.49	38,880.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	122.70	0.00	122.70	N/A	0.00
4045-000 Interest Income	8.56	0.00	8.56	N/A	24.11	0.00	24.11	N/A	0.00
4047-000 Interest Income-Reserves	1,049.04	0.00	1,049.04	N/A	4,193.39	0.00	4,193.39	N/A	0.00
4070-000 Neighborhood Assessments	3,705.33	5,110.58	-1,405.25	-27.50	22,487.52	20,442.32	2,045.20	10.00	61,327.00
4390-000 TOTAL ASSOCIATION INCOME	4,762.93	5,110.58	-347.65	-6.80	26,827.72	20,442.32	6,385.40	31.24	61,327.00
4999-000 TOTAL REVENUE	7,045.34	8,350.58	-1,305.24	-15.63	41,017.13	33,402.32	7,614.81	22.80	100,207.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	855.00	855.00	0.00	0.00	3,420.00	3,420.00	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	156.30	137.00	-19.30	-14.09	619.40	548.00	-71.40	-13.03	1,644.00
7240-000 Neighborhood Landscape - Contract / Yards	1,938.30	1,949.00	10.70	0.55	7,678.65	7,796.00	117.35	1.51	23,388.00
7250-000 Neighborhood Landscape - Other	0.00	416.67	416.67	100.00	0.00	1,666.68	1,666.68	100.00	5,000.00
7260-000 Neighborhood Irrigation-Common Areas	52.36	1,000.00	947.64	94.76	104.72	2,000.00	1,895.28	94.76	2,575.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	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	1,200.00	1,666.68	466.68	28.00	5,000.00
7280-000 Neighborhood Maintenance	0.00	208.33	208.33	100.00	63.26	833.32	770.06	92.41	2,500.00
7289-000 Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	900.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,301.96	5,057.67	1,755.71	34.71	13,186.03	19,280.68	6,094.65	31.61	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	12,960.00	12,960.00	0.00	0.00	38,880.00
9855-000 Master Collection Legal Fees	-66.59	0.00	66.59	N/A	-66.59	0.00	66.59	N/A	0.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,173.41	3,240.00	66.59	2.06	12,893.41	12,960.00	66.59	0.51	39,940.00
9940-000 TOTAL EXPENSES	6,475.37	8,297.67	1,822.30	21.96	26,079.44	32,240.68	6,161.24	19.11	100,207.00
9950-000 Excess (Deficiency) of Revenues over Expenses	569.97	52.91	517.06	977.24	14,937.69	1,161.64	13,776.05	1,185.91	0.00

### Grand Ridge Drive - IHCA (sgrd) Budget Comparison

Period = Oct 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
General Reserve Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Interest Income	-1,049.04	0.00	-1,049.04	N/A	-4,193.39	0.00	-4,193.39	N/A	0.00
	-1,049.04	0.00	-1,049.04	N/A	-4,193.39	0.00	-4,193.39	N/A	0.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>-479.07</b>	<b>52.91</b>	<b>-531.98</b>	<b>N/A</b>	<b>10,744.30</b>	<b>1,161.64</b>	<b>9,582.66</b>	<b>824.93</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
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-Oct 2023

Book = Accrual ; Tree = ysi\_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Total
<b>3000-000</b>	<b>INCOME</b>					
3500-000	OTHER INCOME					
3590-000	IHCA Master Base Assess. Income	6,480.00	2,916.00	2,511.00	2,349.00	14,256.00
3650-000	Master Collection & Admin Fees	0.00	0.00	0.00	-66.59	-66.59
3900-000	TOTAL OTHER INCOME	6,480.00	2,916.00	2,511.00	2,282.41	14,189.41
3999-000	TOTAL PM INCOME	6,480.00	2,916.00	2,511.00	2,282.41	14,189.41
4010-000	ASSOCIATION INCOME					
4020-000	Late Fees / NSF	25.00	50.00	47.70	0.00	122.70
4045-000	Interest Income	4.08	5.35	6.12	8.56	24.11
4047-000	Interest Income-Reserves	1,052.41	1,046.83	1,045.11	1,049.04	4,193.39
4070-000	Neighborhood Assessments	10,221.60	4,599.72	3,960.87	3,705.33	22,487.52
4390-000	TOTAL ASSOCIATION INCOME	11,303.09	5,701.90	5,059.80	4,762.93	26,827.72
4999-000	TOTAL REVENUE	17,783.09	8,617.90	7,570.80	7,045.34	41,017.13
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	855.00	855.00	855.00	855.00	3,420.00
7226-000	Neighborhood Electric /Gas	154.28	154.41	154.41	156.30	619.40
7240-000	Neighborhood Landscape - Contract / Yards	1,863.75	1,938.30	1,938.30	1,938.30	7,678.65
7260-000	Neighborhood Irrigation-Common Areas	0.00	52.36	0.00	52.36	104.72
7265-000	Neigh Irrig Maint & Repairs	100.00	0.00	0.00	0.00	100.00
7276-000	GRD Weather Camera	300.00	300.00	300.00	300.00	1,200.00
7280-000	Neighborhood Maintenance	63.26	0.00	0.00	0.00	63.26
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,336.29	3,300.07	3,247.71	3,301.96	13,186.03
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9830-000	Master Base Assessments	3,240.00	3,240.00	3,240.00	3,240.00	12,960.00
9855-000	Master Collection Legal Fees	0.00	0.00	0.00	-66.59	-66.59
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,240.00	3,240.00	3,240.00	3,173.41	12,893.41
9940-000	TOTAL EXPENSES	6,576.29	6,540.07	6,487.71	6,475.37	26,079.44
9950-000	Excess (Deficiency) of Revenues over Expenses	11,206.80	2,077.83	1,083.09	569.97	14,937.69

# Expense Distribution

Property=sgrd AND mm/yy=10/2023-10/2023

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7226-000 - Neighborhood Electric /Gas</b>										
pugsou - Puget Sound Energy	P-86193	sgrd	40086193	10/01/2023	10/2023	12.63	0.00	1050	10/17/2023	Account #200013325945
pugsou - Puget Sound Energy	P-86218	sgrd	37886218	10/01/2023	10/2023	74.92	0.00	1050	10/17/2023	Account #200021422304
pugsou - Puget Sound Energy	P-86219	sgrd	37986219	10/01/2023	10/2023	48.33	0.00	1050	10/17/2023	Account #200021422882
pugsou - Puget Sound Energy	P-86220	sgrd	42586220	10/01/2023	10/2023	10.21	0.00	1050	10/17/2023	Account #200021422494
pugsou - Puget Sound Energy	P-86221	sgrd	42986221	10/01/2023	10/2023	10.21	0.00	1050	10/17/2023	Account #200021422676
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>156.30</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
beacre - Bear Creek Landscaping LLC	P-85892	sgrd	CMB5-6	10/01/2023	10/2023	1,938.30	0.00	1048	10/10/2023	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>1,938.30</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-86072	sgrd	31-0095-0086072	10/01/2023	10/2023	26.18	0.00	1049	10/10/2023	Account #31-0095-00
citiss - City of Issaquah	P-86073	sgrd	31-0096-0086073	10/01/2023	10/2023	26.18	0.00	1049	10/10/2023	Account #31-0096-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>52.36</b>	<b>0.00</b>			
<b>7276-000 - GRD Weather Camera</b>										
higfib - Highlands Fiber Network	P-85884	sgrd	3720-19962	10/01/2023	10/2023	300.00	0.00	1047	10/09/2023	REG #3918532356
<b>Total 7276-000 - GRD Weather Camera</b>						<b>300.00</b>	<b>0.00</b>			
						<b>2,446.96</b>	<b>0.00</b>			