

FINANCIAL REPORT

FINANCIAL SUMMARY:

As of 45231, operating cash totaled \$9,843, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$351,909, for total assets of \$361,752.

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 45231, the Association incurred expenses and accrued costs totaling \$9,785, over budget by \$2,288.

YTD 45231, the Association incurred expenses and accrued costs totaling \$35,865, under budget by \$3,874.

As of 45231, replacement reserves totaled \$351,909.

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

Expense	Variance Amt	Over/Under	Explanation
Landscape-Other	\$ 516.65	Over	More than anticipated
Irrigation-Common Areas	\$ 1,895.28	Under	Less than anticipated
Irrigation Maintenance & Repairs	\$ 450.00	Under	Less than anticipated
GRD Weather Camera	\$ 583.35	Under	Less than anticipated
Maintenance	\$ 978.39	Under	Less than anticipated
Contingency	\$ 375.00	Under	Less than anticipated

ACCOUNTS REC. REPORT:

Unit #	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total	Status
	0.00	0.00		0.00	0.00	
TOTAL	0.00	0.00	0.00	0.00	0.00	

PROJECT REPORT

Weather Camera installed June 2023

Irrigation Winterization Fall 2023

Bridge Seal & Repair completed Spring 2023

Irrigation Clock Cabinet Installed July 2023

24/25 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 = Nov 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	9,842.79	3,880.01	5,962.78
1030-000	CIT -Operating Money Market	6,808.13	15,625.13	-8,817.00
1066-000	Certificate of Deposits - Reserve	253,000.00	252,000.00	1,000.00
1080-000	CIT - Reserve MM	98,909.43	98,861.95	47.48
1090-000	TOTAL CASH	368,560.35	370,367.09	-1,806.74
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	0.00	241.50	-241.50
1248-000	TOTAL ACCOUNTS RECEIVABLE	0.00	241.50	-241.50
1990-000	TOTAL ASSETS	368,560.35	370,608.59	-2,048.24
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	-5,240.87	-4,193.39	-1,047.48
2850-000	Current Year Retained Earnings/Operating Fund	12,889.45	14,937.69	-2,048.24
2855-000	Reserve Equity	351,909.43	350,861.95	1,047.48
2990-000	TOTAL CAPITAL	367,307.67	369,355.91	-2,048.24
2999-000	TOTAL LIABILITIES & CAPITAL	368,560.35	370,608.59	-2,048.24

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison
 Period = Nov 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	2,592.00	3,240.00	-648.00	-20.00	16,848.00	16,200.00	648.00	4.00	38,880.00
3650-000 Master Collection & Admin Fees	0.00	0.00	0.00	N/A	-66.59	0.00	-66.59	N/A	0.00
3900-000 TOTAL OTHER INCOME	2,592.00	3,240.00	-648.00	-20.00	16,781.41	16,200.00	581.41	3.59	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	9.02	0.00	9.02	N/A	33.13	0.00	33.13	N/A	0.00
4047-000 Interest Income-Reserves	1,047.48	0.00	1,047.48	N/A	5,240.87	0.00	5,240.87	N/A	0.00
4070-000 Neighborhood Assessments	4,088.64	5,110.58	-1,021.94	-20.00	26,576.16	25,552.90	1,023.26	4.00	61,327.00
4390-000 TOTAL ASSOCIATION INCOME	5,145.14	5,110.58	34.56	0.68	31,972.86	25,552.90	6,419.96	25.12	61,327.00
4999-000 TOTAL REVENUE	7,737.14	8,350.58	-613.44	-7.35	48,754.27	41,752.90	7,001.37	16.77	100,207.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	855.00	855.00	0.00	0.00	4,275.00	4,275.00	0.00	0.00	10,260.00
7204-000 Neighborhood Reserve Study	694.65	0.00	-694.65	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	0.00	0.00	N/A	500.00
7226-000 Neighborhood Electric /Gas	157.43	137.00	-20.43	-14.91	776.83	685.00	-91.83	-13.41	1,644.00
7240-000 Neighborhood Landscape - Contract / Yards	1,938.30	1,949.00	10.70	0.55	9,616.95	9,745.00	128.05	1.31	23,388.00
7250-000 Neighborhood Landscape - Other	2,600.00	416.67	-2,183.33	-524.00	2,600.00	2,083.35	-516.65	-24.80	5,000.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	104.72	2,000.00	1,895.28	94.76	2,575.00
7265-000 Neigh Irrig Maint & Repairs	0.00	200.00	200.00	100.00	100.00	550.00	450.00	81.82	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	1,500.00	2,083.35	583.35	28.00	5,000.00
7280-000 Neighborhood Maintenance	0.00	208.33	208.33	100.00	63.26	1,041.65	978.39	93.93	2,500.00
7289-000 Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	375.00	375.00	100.00	900.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	6,545.38	4,257.67	-2,287.71	-53.73	19,731.41	23,538.35	3,806.94	16.17	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	16,200.00	16,200.00	0.00	0.00	38,880.00
9855-000 Master Collection Legal Fees	0.00	0.00	0.00	N/A	-66.59	0.00	66.59	N/A	0.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,240.00	3,240.00	0.00	0.00	16,133.41	16,200.00	66.59	0.41	39,940.00
9940-000 TOTAL EXPENSES	9,785.38	7,497.67	-2,287.71	-30.51	35,864.82	39,738.35	3,873.53	9.75	100,207.00
9950-000 Excess (Deficiency) of Revenues over Expenses	-2,048.24	852.91	-2,901.15	-340.15	12,889.45	2,014.55	10,874.90	539.82	0.00

Grand Ridge Drive - IHCA (sgrd) Budget Comparison

Period = Nov 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	-1,047.48	0.00	-1,047.48	N/A	-5,240.87	0.00	-5,240.87	N/A	0.00
	-1,047.48	0.00	-1,047.48	N/A	-5,240.87	0.00	-5,240.87	N/A	0.00
Operating Excess (Deficiency) of Rev over Exp	-3,095.72	852.91	-3,948.63	N/A	7,648.58	2,014.55	5,634.03	279.67	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-Nov 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 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	2,349.00	2,592.00	16,848.00
3650-000	Master Collection & Admin Fees	0.00	0.00	0.00	-66.59	0.00	-66.59
3900-000	TOTAL OTHER INCOME	6,480.00	2,916.00	2,511.00	2,282.41	2,592.00	16,781.41
3999-000	TOTAL PM INCOME	6,480.00	2,916.00	2,511.00	2,282.41	2,592.00	16,781.41
4010-000	ASSOCIATION INCOME						
4020-000	Late Fees / NSF	25.00	50.00	47.70	0.00	0.00	122.70
4045-000	Interest Income	4.08	5.35	6.12	8.56	9.02	33.13
4047-000	Interest Income-Reserves	1,052.41	1,046.83	1,045.11	1,049.04	1,047.48	5,240.87
4070-000	Neighborhood Assessments	10,221.60	4,599.72	3,960.87	3,705.33	4,088.64	26,576.16
4390-000	TOTAL ASSOCIATION INCOME	11,303.09	5,701.90	5,059.80	4,762.93	5,145.14	31,972.86
4999-000	TOTAL REVENUE	17,783.09	8,617.90	7,570.80	7,045.34	7,737.14	48,754.27
6000-000	EXPENSES						
7200-000	NEIGHBORHOOD EXPENSES						
7201-000	Neighborhood Management Fees	855.00	855.00	855.00	855.00	855.00	4,275.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	694.65	694.65
7226-000	Neighborhood Electric /Gas	154.28	154.41	154.41	156.30	157.43	776.83
7240-000	Neighborhood Landscape - Contract / Yards	1,863.75	1,938.30	1,938.30	1,938.30	1,938.30	9,616.95
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	2,600.00	2,600.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	52.36	0.00	52.36	0.00	104.72
7265-000	Neigh Irrig Maint & Repairs	100.00	0.00	0.00	0.00	0.00	100.00
7276-000	GRD Weather Camera	300.00	300.00	300.00	300.00	300.00	1,500.00
7280-000	Neighborhood Maintenance	63.26	0.00	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	6,545.38	19,731.41
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION						
9830-000	Master Base Assessments	3,240.00	3,240.00	3,240.00	3,240.00	3,240.00	16,200.00
9855-000	Master Collection Legal Fees	0.00	0.00	0.00	-66.59	0.00	-66.59
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,240.00	3,240.00	3,240.00	3,173.41	3,240.00	16,133.41
9940-000	TOTAL EXPENSES	6,576.29	6,540.07	6,487.71	6,475.37	9,785.38	35,864.82
9950-000	Excess (Deficiency) of Revenues over Expenses	11,206.80	2,077.83	1,083.09	569.97	-2,048.24	12,889.45

Expense Distribution

Property=sgrd AND mm/yy=11/2023-11/2023

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7204-000 - Neighborhood Reserve Study										
cedcore - CEDCORE Reserve Studies, LLC	P-86427	sgrd	INV-03434-T6W5W2	11/09/2023	11/2023	694.65	0.00	1054	11/20/2023	Reserve Study
Total 7204-000 - Neighborhood Reserve ...						694.65	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-86502	sgrd	37886502	11/01/2023	11/2023	75.45	0.00	1055	11/21/2023	Account #200021422304
pugsou - Puget Sound Energy	P-86504	sgrd	42986504	11/01/2023	11/2023	10.21	0.00	1055	11/21/2023	Account #200021422676
pugsou - Puget Sound Energy	P-86507	sgrd	37986507	11/01/2023	11/2023	48.63	0.00	1055	11/21/2023	Account #200021422882
pugsou - Puget Sound Energy	P-86589	sgrd	42586589	11/01/2023	11/2023	10.21	0.00	1055	11/21/2023	Account #200021422494
pugsou - Puget Sound Energy	P-86590	sgrd	40086590	11/01/2023	11/2023	12.93	0.00	1055	11/21/2023	Account #200013325945
Total 7226-000 - Neighborhood Electric /Gas						157.43	0.00			
7240-000 - Neighborhood Landscape - Co...										
beacre - Bear Creek Landscaping LLC	P-86380	sgrd	CMB5-7	11/01/2023	11/2023	1,938.30	0.00	1052	11/14/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,938.30	0.00			
7250-000 - Neighborhood Landscape - Other										
landcare - LandCare USA LLC	P-86398	sgrd	678641	11/08/2023	11/2023	2,600.00	0.00	1053	11/14/2023	Non- Contract Landscaping
Total 7250-000 - Neighborhood Landscap...						2,600.00	0.00			
7276-000 - GRD Weather Camera										
higfib - Highlands Fiber Network	P-86340	sgrd	3720-19993	11/01/2023	11/2023	300.00	0.00	1051	11/02/2023	REG #3918532356
Total 7276-000 - GRD Weather Camera						300.00	0.00			
						5,690.38	0.00			