

FINANCIAL REPORT

FINANCIAL SUMMARY:

As of 45292, operating cash totaled \$6,482, unpaid assessments (receivables) totaled \$860, and 'other' cash (or cash equivalents) totaled \$354,008, for total assets of \$361,350.

Operating liabilities totaled \$0, prepaid assessments totaled \$25, and 'other' liabilities totaled \$25, for total liabilities of \$50.

The Association ended the month in a positive cash position of \$361,299.

For the month ending 45292, the Association incurred expenses and accrued costs totaling \$6,491, under budget by \$4,306.

YTD 45292, the Association incurred expenses and accrued costs totaling \$49,099, under budget by \$12,385.

As of 45292, replacement reserves totaled \$354,008.

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

Expense	Variance Amt	Over/Under	Explanation
Landscape-Other	\$ 316.69	Under	Less than anticipated
Irrigation-Common Area	\$ 1,992.92	Under	Less than anticipated
Inclement Weather Maintenance	\$ 7,000.00	Under	Less than anticipated
Weather Camera	\$ 816.69	Under	Less than anticipated
Maintenance	\$ 1,395.05	Under	Less than anticipated
Contingency	\$ 525.00	Under	Less than anticipated

ACCOUNTS REC. REPORT:

Unit #	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total	Status
GRD-0013	1,277.62	0.00		0.00	1,277.62	past due assessments
TOTAL	1,277.62	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	<p>Thank you for letting us serve your neighborhood.</p>
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Report submitted by Susan Carlson-Community Manager
425-507-1134 Susan.C@ihcommunity.org

Balance Sheet (With Period Change)

Period = Jan 2024

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	6,481.79	5,762.55	719.24
1030-000	CIT -Operating Money Market	17,251.95	13,338.34	3,913.61
1066-000	Certificate of Deposits - Reserve	255,000.00	254,000.00	1,000.00
1080-000	CIT - Reserve MM	99,007.64	98,958.52	49.12
1090-000	TOTAL CASH	377,741.38	372,059.41	5,681.97
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	860.08	0.00	860.08
1248-000	TOTAL ACCOUNTS RECEIVABLE	860.08	0.00	860.08
1990-000	TOTAL ASSETS	378,601.46	372,059.41	6,542.05
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	25.06	3,757.92	-3,732.86
2680-000	TOTAL OTHER LIABILITIES	25.06	3,757.92	-3,732.86
2690-000	TOTAL LIABILITIES	25.06	3,757.92	-3,732.86
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	7,749.66	7,749.66	0.00
2830-000	Current Year Reserve Transfers	-7,339.08	-6,289.96	-1,049.12
2850-000	Current Year Retained Earnings/Operating Fund	24,158.18	13,883.27	10,274.91
2855-000	Reserve Equity	354,007.64	352,958.52	1,049.12
2990-000	TOTAL CAPITAL	378,576.40	368,301.49	10,274.91
2999-000	TOTAL LIABILITIES & CAPITAL	378,601.46	372,059.41	6,542.05

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison
 Period = Jan 2024

	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	6,075.00	3,240.00	2,835.00	87.50	25,515.00	22,680.00	2,835.00	12.50	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	6,075.00	3,240.00	2,835.00	87.50	25,448.41	22,680.00	2,768.41	12.21	38,880.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	50.00	0.00	50.00	N/A	172.70	0.00	172.70	N/A	0.00
4045-000 Interest Income	9.35	0.00	9.35	N/A	49.55	0.00	49.55	N/A	0.00
4047-000 Interest Income-Reserves	1,049.12	0.00	1,049.12	N/A	7,339.08	0.00	7,339.08	N/A	0.00
4070-000 Neighborhood Assessments	9,582.75	5,110.58	4,472.17	87.51	40,247.55	35,774.06	4,473.49	12.50	61,327.00
4390-000 TOTAL ASSOCIATION INCOME	10,691.22	5,110.58	5,580.64	109.20	47,808.88	35,774.06	12,034.82	33.64	61,327.00
4999-000 TOTAL REVENUE	16,766.22	8,350.58	8,415.64	100.78	73,257.29	58,454.06	14,803.23	25.32	100,207.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	855.00	855.00	0.00	0.00	5,985.00	5,985.00	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	0.00	0.00	N/A	500.00
7226-000 Neighborhood Electric /Gas	158.01	137.00	-21.01	-15.34	1,092.16	959.00	-133.16	-13.89	1,644.00
7240-000 Neighborhood Landscape - Contract / Yards	1,938.30	1,949.00	10.70	0.55	13,493.55	13,643.00	149.45	1.10	23,388.00
7250-000 Neighborhood Landscape - Other	0.00	416.67	416.67	100.00	2,600.00	2,916.69	316.69	10.86	5,000.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	157.08	2,150.00	1,992.92	92.69	2,575.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	300.00	550.00	250.00	45.45	800.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	3,500.00	3,500.00	100.00	0.00	7,000.00	7,000.00	100.00	7,000.00
7276-000 GRD Weather Camera	300.00	416.67	116.67	28.00	2,100.00	2,916.69	816.69	28.00	5,000.00
7280-000 Neighborhood Maintenance	0.00	208.33	208.33	100.00	63.26	1,458.31	1,395.05	95.66	2,500.00
7289-000 Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	525.00	525.00	100.00	900.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,251.31	7,557.67	4,306.36	56.98	26,485.70	38,803.69	12,317.99	31.74	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	22,680.00	22,680.00	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	22,613.41	22,680.00	66.59	0.29	39,940.00
9940-000 TOTAL EXPENSES	6,491.31	10,797.67	4,306.36	39.88	49,099.11	61,483.69	12,384.58	20.14	100,207.00
9950-000 Excess (Deficiency) of Revenues over Expenses	10,274.91	-2,447.09	12,722.00	519.88	24,158.18	-3,029.63	27,187.81	897.40	0.00

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

Period = Jan 2024

	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	-1,049.12	0.00	-1,049.12	N/A	-7,339.08	0.00	-7,339.08	N/A	0.00
	-1,049.12	0.00	-1,049.12	N/A	-7,339.08	0.00	-7,339.08	N/A	0.00
Operating Excess (Deficiency) of Rev over Exp	9,225.79	-2,447.09	11,672.88	N/A	16,819.10	-3,029.63	19,848.73	N/A	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-Jan 2024

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	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	2,592.00	6,075.00	25,515.00
3650-000	Master Collection & Admin Fees	0.00	0.00	0.00	-66.59	0.00	0.00	0.00	-66.59
3900-000	TOTAL OTHER INCOME	6,480.00	2,916.00	2,511.00	2,282.41	2,592.00	2,592.00	6,075.00	25,448.41
3999-000	TOTAL PM INCOME	6,480.00	2,916.00	2,511.00	2,282.41	2,592.00	2,592.00	6,075.00	25,448.41
4010-000	ASSOCIATION INCOME								
4020-000	Late Fees / NSF	25.00	50.00	47.70	0.00	0.00	0.00	50.00	172.70
4045-000	Interest Income	4.08	5.35	6.12	8.56	9.02	7.07	9.35	49.55
4047-000	Interest Income-Reserves	1,052.41	1,046.83	1,045.11	1,049.04	1,047.48	1,049.09	1,049.12	7,339.08
4070-000	Neighborhood Assessments	10,221.60	4,599.72	3,960.87	3,705.33	4,088.64	4,088.64	9,582.75	40,247.55
4390-000	TOTAL ASSOCIATION INCOME	11,303.09	5,701.90	5,059.80	4,762.93	5,145.14	5,144.80	10,691.22	47,808.88
4999-000	TOTAL REVENUE	17,783.09	8,617.90	7,570.80	7,045.34	7,737.14	7,736.80	16,766.22	73,257.29
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	5,985.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	694.65	0.00	0.00	694.65
7226-000	Neighborhood Electric /Gas	154.28	154.41	154.41	156.30	157.43	157.32	158.01	1,092.16
7240-000	Neighborhood Landscape - Contract / Yards	1,863.75	1,938.30	1,938.30	1,938.30	1,938.30	1,938.30	1,938.30	13,493.55
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	2,600.00	0.00	0.00	2,600.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	52.36	0.00	52.36	0.00	52.36	0.00	157.08
7265-000	Neigh Irrig Maint & Repairs	100.00	0.00	0.00	0.00	0.00	200.00	0.00	300.00
7276-000	GRD Weather Camera	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,100.00
7280-000	Neighborhood Maintenance	63.26	0.00	0.00	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	3,502.98	3,251.31	26,485.70
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	3,240.00	3,240.00	22,680.00
9855-000	Master Collection Legal Fees	0.00	0.00	0.00	-66.59	0.00	0.00	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	3,240.00	3,240.00	22,613.41
9940-000	TOTAL EXPENSES	6,576.29	6,540.07	6,487.71	6,475.37	9,785.38	6,742.98	6,491.31	49,099.11
9950-000	Excess (Deficiency) of Revenues over Expenses	11,206.80	2,077.83	1,083.09	569.97	-2,048.24	993.82	10,274.91	24,158.18

Expense Distribution

Property=sgrd AND mm/yy=01/2024-01/2024

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-87184	sgrd	37987184	01/01/2024	01/2024	48.93	0.00	1063	01/16/2024	Account #200021422882
pugsou - Puget Sound Energy	P-87185	sgrd	42987185	01/01/2024	01/2024	10.21	0.00	1063	01/16/2024	Account #200021422676
pugsou - Puget Sound Energy	P-87192	sgrd	40087192	01/01/2024	01/2024	12.69	0.00	1063	01/16/2024	Account #200013325945
pugsou - Puget Sound Energy	P-87235	sgrd	37887235	01/01/2024	01/2024	75.97	0.00	1063	01/16/2024	Account #200021422304
pugsou - Puget Sound Energy	P-87236	sgrd	42587236	01/01/2024	01/2024	10.21	0.00	1063	01/16/2024	Account #200021422494
Total 7226-000 - Neighborhood Electric /Gas						158.01	0.00			
7240-000 - Neighborhood Landscape - Co...										
beacre - Bear Creek Landscaping LLC	P-87075	sgrd	CMB5-9	01/01/2024	01/2024	1,938.30	0.00	1062	01/11/2024	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,938.30	0.00			
7276-000 - GRD Weather Camera										
higfib - Highlands Fiber Network	P-87092	sgrd	3720-20054	01/01/2024	01/2024	300.00	0.00	1061	01/02/2024	REG #3918532356
Total 7276-000 - GRD Weather Camera						300.00	0.00			
						2,396.31	0.00			