

FINANCIAL REPORT

FINANCIAL SUMMARY:

As of 45261, operating cash totaled \$5,763, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$352,959, for total assets of \$358,721.

Operating liabilities totaled \$0, prepaid assessments totaled \$3,758, and 'other' liabilities totaled \$3,758, for total liabilities of \$7,516.

The Association ended the month in a positive cash position of \$354,963.

For the month ending 45261, the Association incurred expenses and accrued costs totaling \$6,743, under budget by \$4,205.

YTD 45261, the Association incurred expenses and accrued costs totaling \$42,608, under budget by \$8,078.

As of 45261, replacement reserves totaled \$352,959.

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

Expense	Variance Amt	Over/Under	Explanation
Irrigation-Common Areas	\$ 1,992.92	Under	Less than anticipated
Neighborhood Inclement Weather Maintenance	\$ 3,500.00	Under	Less than anticipated
GRD Weather Camera	\$ 700.02	Under	Less than anticipated
Maintenance	\$ 1,186.72	Under	Less than anticipated
Contingency	\$ 450.00	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 = Dec 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	5,762.55	9,842.79	-4,080.24
1030-000	CIT -Operating Money Market	13,338.34	6,808.13	6,530.21
1066-000	Certificate of Deposits - Reserve	254,000.00	253,000.00	1,000.00
1080-000	CIT - Reserve MM	98,958.52	98,909.43	49.09
1090-000	TOTAL CASH	372,059.41	368,560.35	3,499.06
1990-000	TOTAL ASSETS	372,059.41	368,560.35	3,499.06
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	3,757.92	1,252.68	2,505.24
2680-000	TOTAL OTHER LIABILITIES	3,757.92	1,252.68	2,505.24
2690-000	TOTAL LIABILITIES	3,757.92	1,252.68	2,505.24
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	7,749.66	7,749.66	0.00
2830-000	Current Year Reserve Transfers	-6,289.96	-5,240.87	-1,049.09
2850-000	Current Year Retained Earnings/Operating Fund	13,883.27	12,889.45	993.82
2855-000	Reserve Equity	352,958.52	351,909.43	1,049.09
2990-000	TOTAL CAPITAL	368,301.49	367,307.67	993.82
2999-000	TOTAL LIABILITIES & CAPITAL	372,059.41	368,560.35	3,499.06

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison
 Period = Dec 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	19,440.00	19,440.00	0.00	0.00	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	19,373.41	19,440.00	-66.59	-0.34	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	7.07	0.00	7.07	N/A	40.20	0.00	40.20	N/A	0.00
4047-000 Interest Income-Reserves	1,049.09	0.00	1,049.09	N/A	6,289.96	0.00	6,289.96	N/A	0.00
4070-000 Neighborhood Assessments	4,088.64	5,110.58	-1,021.94	-20.00	30,664.80	30,663.48	1.32	0.00	61,327.00
4390-000 TOTAL ASSOCIATION INCOME	5,144.80	5,110.58	34.22	0.67	37,117.66	30,663.48	6,454.18	21.05	61,327.00
4999-000 TOTAL REVENUE	7,736.80	8,350.58	-613.78	-7.35	56,491.07	50,103.48	6,387.59	12.75	100,207.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	855.00	855.00	0.00	0.00	5,130.00	5,130.00	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	157.32	137.00	-20.32	-14.83	934.15	822.00	-112.15	-13.64	1,644.00
7240-000 Neighborhood Landscape - Contract / Yards	1,938.30	1,949.00	10.70	0.55	11,555.25	11,694.00	138.75	1.19	23,388.00
7250-000 Neighborhood Landscape - Other	0.00	416.67	416.67	100.00	2,600.00	2,500.02	-99.98	-4.00	5,000.00
7260-000 Neighborhood Irrigation-Common Areas	52.36	150.00	97.64	65.09	157.08	2,150.00	1,992.92	92.69	2,575.00
7265-000 Neigh Irrig Maint & Repairs	200.00	0.00	-200.00	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	3,500.00	3,500.00	100.00	7,000.00
7276-000 GRD Weather Camera	300.00	416.67	116.67	28.00	1,800.00	2,500.02	700.02	28.00	5,000.00
7280-000 Neighborhood Maintenance	0.00	208.33	208.33	100.00	63.26	1,249.98	1,186.72	94.94	2,500.00
7289-000 Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	450.00	450.00	100.00	900.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,502.98	7,707.67	4,204.69	54.55	23,234.39	31,246.02	8,011.63	25.64	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	19,440.00	19,440.00	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	19,373.41	19,440.00	66.59	0.34	39,940.00
9940-000 TOTAL EXPENSES	6,742.98	10,947.67	4,204.69	38.41	42,607.80	50,686.02	8,078.22	15.94	100,207.00
9950-000 Excess (Deficiency) of Revenues over Expenses	993.82	-2,597.09	3,590.91	138.27	13,883.27	-582.54	14,465.81	2,483.23	0.00

Grand Ridge Drive - IHCA (sgrd)

Budget Comparison

Period = Dec 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	-1,049.09	0.00	-1,049.09	N/A	-6,289.96	0.00	-6,289.96	N/A	0.00
	-1,049.09	0.00	-1,049.09	N/A	-6,289.96	0.00	-6,289.96	N/A	0.00
Operating Excess (Deficiency) of Rev over Exp	-55.27	-2,597.09	2,541.82	97.87	7,593.31	-582.54	8,175.85	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-Dec 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 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	2,592.00	19,440.00
3650-000	Master Collection & Admin Fees	0.00	0.00	0.00	-66.59	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	19,373.41
3999-000	TOTAL PM INCOME	6,480.00	2,916.00	2,511.00	2,282.41	2,592.00	2,592.00	19,373.41
4010-000	ASSOCIATION INCOME							
4020-000	Late Fees / NSF	25.00	50.00	47.70	0.00	0.00	0.00	122.70
4045-000	Interest Income	4.08	5.35	6.12	8.56	9.02	7.07	40.20
4047-000	Interest Income-Reserves	1,052.41	1,046.83	1,045.11	1,049.04	1,047.48	1,049.09	6,289.96
4070-000	Neighborhood Assessments	10,221.60	4,599.72	3,960.87	3,705.33	4,088.64	4,088.64	30,664.80
4390-000	TOTAL ASSOCIATION INCOME	11,303.09	5,701.90	5,059.80	4,762.93	5,145.14	5,144.80	37,117.66
4999-000	TOTAL REVENUE	17,783.09	8,617.90	7,570.80	7,045.34	7,737.14	7,736.80	56,491.07
6000-000	EXPENSES							
7200-000	NEIGHBORHOOD EXPENSES							
7201-000	Neighborhood Management Fees	855.00	855.00	855.00	855.00	855.00	855.00	5,130.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	694.65	0.00	694.65
7226-000	Neighborhood Electric /Gas	154.28	154.41	154.41	156.30	157.43	157.32	934.15
7240-000	Neighborhood Landscape - Contract / Yards	1,863.75	1,938.30	1,938.30	1,938.30	1,938.30	1,938.30	11,555.25
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	2,600.00	0.00	2,600.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	52.36	0.00	52.36	0.00	52.36	157.08
7265-000	Neigh Irrig Maint & Repairs	100.00	0.00	0.00	0.00	0.00	200.00	300.00
7276-000	GRD Weather Camera	300.00	300.00	300.00	300.00	300.00	300.00	1,800.00
7280-000	Neighborhood Maintenance	63.26	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	23,234.39
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	19,440.00
9855-000	Master Collection Legal Fees	0.00	0.00	0.00	-66.59	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	19,373.41
9940-000	TOTAL EXPENSES	6,576.29	6,540.07	6,487.71	6,475.37	9,785.38	6,742.98	42,607.80
9950-000	Excess (Deficiency) of Revenues over Expenses	11,206.80	2,077.83	1,083.09	569.97	-2,048.24	993.82	13,883.27

Expense Distribution

Property=sgrd AND mm/yy=12/2023-12/2023

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-86728	sgrd	40086728	12/01/2023	12/2023	12.80	0.00	1058	12/12/2023	Account #200013325945
pugsou - Puget Sound Energy	P-86766	sgrd	42986766	12/01/2023	12/2023	10.21	0.00	1058	12/12/2023	Account #200021422676
pugsou - Puget Sound Energy	P-86799	sgrd	37986799	12/01/2023	12/2023	48.64	0.00	1058	12/12/2023	Account #200021422882
pugsou - Puget Sound Energy	P-86801	sgrd	37886801	12/01/2023	12/2023	75.46	0.00	1058	12/12/2023	Account #200021422304
pugsou - Puget Sound Energy	P-86815	sgrd	42586815	12/01/2023	12/2023	10.21	0.00	1058	12/12/2023	Account #200021422494
Total 7226-000 - Neighborhood Electric /Gas						157.32	0.00			
7240-000 - Neighborhood Landscape - Co...										
beacre - Bear Creek Landscaping LLC	P-87054	sgrd	CMB5-8	12/01/2023	12/2023	1,938.30	0.00	1060	12/18/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,938.30	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-87003	sgrd	31-0095-0087003	12/01/2023	12/2023	26.18	0.00	1059	12/14/2023	Account #31-0095-00
citiss - City of Issaquah	P-87004	sgrd	31-0096-0087004	12/01/2023	12/2023	26.18	0.00	1059	12/14/2023	Account #31-0096-00
Total 7260-000 - Neighborhood Irrigatio...						52.36	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
isscom - Issaquah Highlands Communit...	P-86702	sgrd	GRD W/O #5151 12...	12/11/2023	12/2023	200.00	0.00	1057	12/12/2023	W/O #5151 Winterize Irrigation
Total 7265-000 - Neigh Irrig Maint & Repairs						200.00	0.00			
7276-000 - GRD Weather Camera										
higfib - Highlands Fiber Network	P-86674	sgrd	3720-20023	12/01/2023	12/2023	300.00	0.00	1056	12/06/2023	REG #3918532356
Total 7276-000 - GRD Weather Camera						300.00	0.00			
						2,647.98	0.00			