



**Grand Ridge Drive
FINANCIAL REPORT**

Manager's Report for the month ending April 30, 2025

FINANCIAL SUMMARY:

As of April 30, 2025, operating cash totaled -\$1,762, unpaid assessments (receivables) totaled -\$216, and 'other' cash (or cash equivalents) totaled \$367,879, for total assets of \$365,902.

Operating liabilities totaled \$0, prepaid assessments totaled \$0, and 'other' liabilities totaled \$216, for total liabilities of \$216.

The Association ended the month in a positive cash position of \$365,686.

For the month ending April 30, 2025, the Association incurred expenses and accrued costs totaling \$6,854, under budget by \$1,600.

YTD April 30, 2025, the Association incurred expenses and accrued costs totaling \$81,014, under budget by \$6,150.

As of April 30, 2025, replacement reserves totaled \$367,879.

BUDGET VARIANCES: Explanations for variances exceeding \$300 over/under budget.

Neighborhood Street Sweeping	\$ 500.00	Under	Less than anticipated
Neighborhood Landscape Contract/Yards	\$ 1,442.22	Over	More than anticipated
Neighborhood Landscape-Other	\$ 833.30	Over	More than anticipated
Neighborhood Irrigation-Common Areas	\$ 2,138.40	Under	Less than anticipated
Neighborhood Inclement Weather Maintenance	\$ 2,570.00	Under	Less than anticipated
GRD Weather Camera	\$ 1,166.70	Under	Less than anticipated
Neighborhood Maintenance	\$ 1,493.30	Under	Less than anticipated
Contingency	\$ 750.00	Under	Less than anticipated

DELINQUENCY REPORT: 3

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
TOTALS	0.00	0.00	0.00	0.00	0.00	

COMPLETED AND PENDING MAINTENANCE:

Landscape Enhancements Fall 2024
Irrigation Winterization November 2024
Ice Melt December 2024
Backflow Testing performed January 2025
Clogged Drain Repaired January 2025
Double Check Valve Replaced January 2025
Ice Melt January 2025
25/26 Reserve Study completed January 2025
Storm Drains cleaned March 2025

VIOLATIONS ISSUED: None

Thank you for letting us serve your neighborhood.
Report submitted by Susan Carlson - Community Manager
425-507-1134 Susan.c@ihcommunity.org

Balance Sheet (With Period Change)

Period = Apr 2025

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	-1,761.85	-1,597.60	-164.25
1030-000	CIT -Operating Money Market	26,938.34	26,923.99	14.35
1066-000	Certificate of Deposits - Reserve	150,000.00	0.00	150,000.00
1080-000	CIT - Reserve MM	217,879.20	367,723.72	-149,844.52
1090-000	TOTAL CASH	393,055.69	393,050.11	5.58
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	-215.79	-431.58	215.79
1248-000	TOTAL ACCOUNTS RECEIVABLE	-215.79	-431.58	215.79
1990-000	TOTAL ASSETS	392,839.90	392,618.53	221.37
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	215.79	431.58	-215.79
2680-000	TOTAL OTHER LIABILITIES	215.79	431.58	-215.79
2690-000	TOTAL LIABILITIES	215.79	431.58	-215.79
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	16,305.66	16,305.66	0.00
2830-000	Current Year Reserve Transfers	-8,621.09	-8,465.61	-155.48
2850-000	Current Year Retained Earnings/Operating Fund	17,060.34	16,623.18	437.16
2855-000	Reserve Equity	367,879.20	367,723.72	155.48
2990-000	TOTAL CAPITAL	392,624.11	392,186.95	437.16
2999-000	TOTAL LIABILITIES & CAPITAL	392,839.90	392,618.53	221.37

Grand Ridge Drive - IHCA (sgrd)

Budget Comparison

Period = Apr 2025

		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	2,772.00	3,360.00	-588.00	-17.50	34,776.00	33,600.00	1,176.00	3.50	40,320.00
3900-000	TOTAL OTHER INCOME	2,772.00	3,360.00	-588.00	-17.50	34,776.00	33,600.00	1,176.00	3.50	40,320.00
4010-000	ASSOCIATION INCOME									
4020-000	Late Fees / NSF	0.00	0.00	0.00	N/A	25.00	0.00	25.00	N/A	0.00
4040-000	Fee & Fine Income	0.00	0.00	0.00	N/A	-50.00	0.00	-50.00	N/A	0.00
4045-000	Interest Income	14.43	0.00	14.43	N/A	140.74	0.00	140.74	N/A	0.00
4047-000	Interest Income-Reserves	155.48	0.00	155.48	N/A	8,621.09	0.00	8,621.09	N/A	0.00
4070-000	Neighborhood Assessments	4,349.07	4,349.00	0.07	0.00	54,561.06	54,563.00	-1.94	0.00	63,261.00
4390-000	TOTAL ASSOCIATION INCOME	4,518.98	4,349.00	169.98	3.91	63,297.89	54,563.00	8,734.89	16.01	63,261.00
4999-000	TOTAL REVENUE	7,290.98	7,709.00	-418.02	-5.42	98,073.89	88,163.00	9,910.89	11.24	103,581.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	897.75	897.75	0.00	0.00	8,977.50	8,977.50	0.00	0.00	10,773.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	N/A	654.71	700.00	45.29	6.47	700.00
7210-000	Neighborhood Street Sweeping	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	500.00
7226-000	Neighborhood Electric /Gas	238.21	158.00	-80.21	-50.77	1,827.14	1,580.00	-247.14	-15.64	1,896.00
7240-000	Neighborhood Landscape - Contract / Yards	1,996.46	2,046.42	49.96	2.44	21,906.42	20,464.20	-1,442.22	-7.05	24,557.00
7250-000	Neighborhood Landscape - Other	0.00	416.67	416.67	100.00	5,000.00	4,166.70	-833.30	-20.00	5,000.00
7260-000	Neighborhood Irrigation-Common Areas	61.40	175.00	113.60	64.91	286.60	2,425.00	2,138.40	88.18	2,575.00
7265-000	Neigh Irrig Maint & Repairs	0.00	200.00	200.00	100.00	741.18	750.00	8.82	1.18	800.00
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	4,430.00	7,000.00	2,570.00	36.71	7,000.00
7276-000	GRD Weather Camera	300.00	416.67	116.67	28.00	3,000.00	4,166.70	1,166.70	28.00	5,000.00
7280-000	Neighborhood Maintenance	0.00	208.33	208.33	100.00	590.00	2,083.30	1,493.30	71.68	2,500.00
7289-000	Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	750.00	750.00	100.00	900.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,493.82	5,093.84	1,600.02	31.41	47,413.55	53,563.40	6,149.85	11.48	62,201.00
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	3,360.00	3,360.00	0.00	0.00	33,600.00	33,600.00	0.00	0.00	40,320.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,360.00	3,360.00	0.00	0.00	33,600.00	33,600.00	0.00	0.00	41,380.00
9940-000	TOTAL EXPENSES	6,853.82	8,453.84	1,600.02	18.93	81,013.55	87,163.40	6,149.85	7.06	103,581.00
9950-000	Excess (Deficiency) of Revenues over Expenses	437.16	-744.84	1,182.00	158.69	17,060.34	999.60	16,060.74	1,606.72	0.00

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison
Period = Apr 2025

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<u>Less Reserve Items:</u>									
General Reserve Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Interest Income	-155.48	0.00	-155.48	N/A	-8,621.09	0.00	-8,621.09	N/A	0.00
	-155.48	0.00	-155.48	N/A	-8,621.09	0.00	-8,621.09	N/A	0.00
Operating Excess (Deficiency) of Rev over Exp	281.68	-744.84	1,026.52	N/A	8,439.25	999.60	7,439.65	744.26	0.00

Reserve Expenses:

None at This Time

Statement (12 months)

Period = Jul 2024-Apr 2025

Book = Accrual ; Tree = ysi_is

		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	Total
3000-000	INCOME											
3500-000	OTHER INCOME											
3590-000	IHCA Master Base Assess. Income	6,300.00	2,772.00	2,772.00	2,772.00	2,772.00	2,772.00	6,300.00	2,772.00	2,772.00	2,772.00	34,776.00
3900-000	TOTAL OTHER INCOME	6,300.00	2,772.00	2,772.00	2,772.00	2,772.00	2,772.00	6,300.00	2,772.00	2,772.00	2,772.00	34,776.00
3999-000	TOTAL PM INCOME	6,300.00	2,772.00	2,772.00	2,772.00	2,772.00	2,772.00	6,300.00	2,772.00	2,772.00	2,772.00	34,776.00
4010-000	ASSOCIATION INCOME											
4020-000	Late Fees / NSF	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
4040-000	Fee & Fine Income	0.00	100.00	0.00	-100.00	0.00	0.00	0.00	0.00	-50.00	0.00	-50.00
4045-000	Interest Income	10.92	13.17	13.22	14.31	14.18	14.85	17.07	14.02	14.57	14.43	140.74
4047-000	Interest Income-Reserves	1,052.54	1,052.60	1,051.36	1,056.01	1,054.20	1,056.04	1,056.06	1,050.70	36.10	155.48	8,621.09
4070-000	Neighborhood Assessments	9,884.25	4,349.07	4,349.07	4,349.07	4,349.07	4,349.07	9,884.25	4,349.07	4,349.07	4,349.07	54,561.06
4390-000	TOTAL ASSOCIATION INCOME	10,947.71	5,539.84	5,413.65	5,319.39	5,417.45	5,419.96	10,957.38	5,413.79	4,349.74	4,518.98	63,297.89
4999-000	TOTAL REVENUE	17,247.71	8,311.84	8,185.65	8,091.39	8,189.45	8,191.96	17,257.38	8,185.79	7,121.74	7,290.98	98,073.89
6000-000	EXPENSES											
7200-000	NEIGHBORHOOD EXPENSES											
7201-000	Neighborhood Management Fees	897.75	897.75	897.75	897.75	897.75	897.75	897.75	897.75	897.75	897.75	8,977.50
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	0.00	654.71	0.00	0.00	654.71
7226-000	Neighborhood Electric /Gas	166.37	166.53	166.53	168.08	170.08	169.15	169.30	174.86	238.03	238.21	1,827.14
7240-000	Neighborhood Landscape - Contract / Yards	3,938.28	1,996.46	1,996.46	1,996.46	1,996.46	1,996.46	1,996.46	1,996.46	1,996.46	1,996.46	21,906.42
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	5,000.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	56.30	0.00	56.30	0.00	56.30	0.00	56.30	0.00	61.40	286.60
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	0.00	225.00	0.00	516.18	0.00	0.00	0.00	741.18
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	540.00	365.00	3,525.00	0.00	0.00	4,430.00
7276-000	GRD Weather Camera	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,000.00
7280-000	Neighborhood Maintenance	0.00	300.00	0.00	0.00	0.00	0.00	150.00	0.00	140.00	0.00	590.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	5,302.40	3,717.04	3,360.74	3,418.59	3,589.29	3,959.66	4,394.69	7,605.08	8,572.24	3,493.82	47,413.55
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION											
9830-000	Master Base Assessments	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	33,600.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	33,600.00
9940-000	TOTAL EXPENSES	8,662.40	7,077.04	6,720.74	6,778.59	6,949.29	7,319.66	7,754.69	10,965.08	11,932.24	6,853.82	81,013.55
9950-000	Excess (Deficiency) of Revenues over Expenses	8,585.31	1,234.80	1,464.91	1,312.80	1,240.16	872.30	9,502.69	-2,779.29	-4,810.50	437.16	17,060.34

Expense Distribution

Property=sgrd AND mm/yy=04/2025-04/2025

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-93449	sgrd	42993449	04/01/2025	04/2025	10.21	0.00	1134	04/23/2025	Account #200021422676
pugsou - Puget Sound Energy	P-93450	sgrd	42593450	04/01/2025	04/2025	10.21	0.00	1134	04/23/2025	Account #200021422494
pugsou - Puget Sound Energy	P-93453	sgrd	37893453	04/01/2025	04/2025	126.02	0.00	1134	04/23/2025	Account #200021422304
pugsou - Puget Sound Energy	P-93477	sgrd	40093477	04/01/2025	04/2025	13.32	0.00	1134	04/23/2025	Account #200013325945
pugsou - Puget Sound Energy	P-93505	sgrd	37993505	04/01/2025	04/2025	78.45	0.00	1134	04/23/2025	Account #200021422882
Total 7226-000 - Neighborhood Electric /Gas						238.21	0.00			
7240-000 - Neighborhood Landscape - Co...										
beacre - Bear Creek Landscaping LLC	P-93705	sgrd	CMB5-25	04/01/2025	04/2025	1,996.46	0.00	1136	04/28/2025	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,996.46	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-93650	sgrd	31-0095-0093650	04/01/2025	04/2025	30.70	0.00	1135	04/24/2025	Account #31-0095-00
citiss - City of Issaquah	P-93651	sgrd	31-0096-0093651	04/01/2025	04/2025	30.70	0.00	1135	04/24/2025	Account #31-0096-00
Total 7260-000 - Neighborhood Irrigatio...						61.40	0.00			
7276-000 - GRD Weather Camera										
higfib - Highlands Fiber Network	P-93342	sgrd	3182	04/01/2025	04/2025	300.00	0.00	1133	04/16/2025	REG #3918532356
Total 7276-000 - GRD Weather Camera						300.00	0.00			
						2,596.07	0.00			