



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

**Grand Ridge Drive
FINANCIAL REPORT**

Manager's Report for the month ending July 31, 2025

FINANCIAL SUMMARY:

As of July 31, 2025, operating cash totaled \$6,656, unpaid assessments (receivables) totaled \$50, and 'other' cash (or cash equivalents) totaled \$370,112, for total assets of \$376,819.

Operating liabilities totaled \$0, prepaid assessments totaled \$0, and 'other' liabilities totaled \$1,356, for total liabilities of \$1,356.

The Association ended the month in a positive cash position of \$375,463.

For the month ending July 31, 2025, the Association incurred expenses and accrued costs totaling \$7,082, under budget by \$933.

YTD July 31, 2025, the Association incurred expenses and accrued costs totaling \$7,082, under budget by \$933.

As of July 31, 2025, replacement reserves totaled \$370,112.

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

Landscape-Other	\$ 341.67	Under	Less than anticipated
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DELINQUENCY REPORT: 3

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
GRD_0022	50.00				50.00	fine
TOTALS	50.00	0.00	0.00	0.00	50.00	

COMPLETED AND PENDING MAINTENANCE:

Tree Pick Up that Fell on SE Grand Ridge Dr-July 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 = Jul 2025

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	6,656.46	4,886.64	1,769.82
1030-000	CIT -Operating Money Market	28,238.62	24,419.24	3,819.38
1066-000	Certificate of Deposits - Reserve	201,974.41	201,301.49	672.92
1080-000	CIT - Reserve MM	168,137.91	168,050.70	87.21
1090-000	TOTAL CASH	405,007.40	398,658.07	6,349.33
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	50.00	0.00	50.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	50.00	0.00	50.00
1990-000	TOTAL ASSETS	405,057.40	398,658.07	6,399.33
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,356.00	6,780.00	-5,424.00
2680-000	TOTAL OTHER LIABILITIES	1,356.00	6,780.00	-5,424.00
2690-000	TOTAL LIABILITIES	1,356.00	6,780.00	-5,424.00
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	22,525.88	16,305.66	6,220.22
2830-000	Current Year Reserve Transfers	-760.13	-10,094.08	9,333.95
2850-000	Current Year Retained Earnings/Operating Fund	11,823.33	16,314.30	-4,490.97
2855-000	Reserve Equity	370,112.32	369,352.19	760.13
2990-000	TOTAL CAPITAL	403,701.40	391,878.07	11,823.33
2999-000	TOTAL LIABILITIES & CAPITAL	405,057.40	398,658.07	6,399.33

Grand Ridge Drive - IHCA (sgrd) Budget Comparison

Period = Jul 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	6,960.00	3,480.00	3,480.00	100.00	6,960.00	3,480.00	3,480.00	100.00	41,760.00
3900-000	TOTAL OTHER INCOME	6,960.00	3,480.00	3,480.00	100.00	6,960.00	3,480.00	3,480.00	100.00	41,760.00
4010-000	ASSOCIATION INCOME									
4040-000	Fee & Fine Income	50.00	0.00	50.00	N/A	50.00	0.00	50.00	N/A	0.00
4045-000	Interest Income	15.08	0.00	15.08	N/A	15.08	0.00	15.08	N/A	0.00
4047-000	Interest Income-Reserves	760.13	0.00	760.13	N/A	760.13	0.00	760.13	N/A	0.00
4070-000	Neighborhood Assessments	11,120.00	11,120.00	0.00	0.00	11,120.00	11,120.00	0.00	0.00	66,720.00
4390-000	TOTAL ASSOCIATION INCOME	11,945.21	11,120.00	825.21	7.42	11,945.21	11,120.00	825.21	7.42	66,720.00
4999-000	TOTAL REVENUE	18,905.21	14,600.00	4,305.21	29.49	18,905.21	14,600.00	4,305.21	29.49	108,480.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	924.67	924.67	0.00	0.00	924.67	924.67	0.00	0.00	11,096.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	655.00
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	245.86	185.83	-60.03	-32.30	245.86	185.83	-60.03	-32.30	2,230.00
7240-000	Neighborhood Landscape - Contract / Yards	2,056.35	2,107.83	51.48	2.44	2,056.35	2,107.83	51.48	2.44	25,294.00
7250-000	Neighborhood Landscape - Other	75.00	416.67	341.67	82.00	75.00	416.67	341.67	82.00	5,000.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,575.00
7265-000	Neigh Irrig Maint & Repairs	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	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	300.00	416.67	116.67	28.00	5,000.00
7280-000	Neighborhood Maintenance	0.00	208.33	208.33	100.00	0.00	208.33	208.33	100.00	2,500.00
7289-000	Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	900.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,601.88	4,535.00	933.12	20.58	3,601.88	4,535.00	933.12	20.58	63,550.00
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	3,170.00
9830-000	Master Base Assessments	3,480.00	3,480.00	0.00	0.00	3,480.00	3,480.00	0.00	0.00	41,760.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,480.00	3,480.00	0.00	0.00	3,480.00	3,480.00	0.00	0.00	44,930.00
9940-000	TOTAL EXPENSES	7,081.88	8,015.00	933.12	11.64	7,081.88	8,015.00	933.12	11.64	108,480.00
9950-000	Excess (Deficiency) of Revenues over Expenses	11,823.33	6,585.00	5,238.33	79.55	11,823.33	6,585.00	5,238.33	79.55	0.00

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison
Period = Jul 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	-760.13	0.00	-760.13	N/A	-760.13	0.00	-760.13	N/A	0.00
	-760.13	0.00	-760.13	N/A	-760.13	0.00	-760.13	N/A	0.00
Operating Excess (Deficiency) of Rev over Exp	11,063.20	6,585.00	4,478.20	68.01	11,063.20	6,585.00	4,478.20	68.01	0.00

Reserve Expenses:

None at This Time

Statement (12 months)

Period = Jul 2025

Book = Accrual ; Tree = ysi_is

		Jul 2025		Total
3000-000	INCOME			
3500-000	OTHER INCOME			
3590-000	IHCA Master Base Assess. Income	6,960.00		6,960.00
3900-000	TOTAL OTHER INCOME	6,960.00		6,960.00
3999-000	TOTAL PM INCOME	6,960.00		6,960.00
4010-000	ASSOCIATION INCOME			
4040-000	Fee & Fine Income	50.00		50.00
4045-000	Interest Income	15.08		15.08
4047-000	Interest Income-Reserves	760.13		760.13
4070-000	Neighborhood Assessments	11,120.00		11,120.00
4390-000	TOTAL ASSOCIATION INCOME	11,945.21		11,945.21
4999-000	TOTAL REVENUE	18,905.21		18,905.21
6000-000	EXPENSES			
7200-000	NEIGHBORHOOD EXPENSES			
7201-000	Neighborhood Management Fees	924.67		924.67
7226-000	Neighborhood Electric /Gas	245.86		245.86
7240-000	Neighborhood Landscape - Contract / Yards	2,056.35		2,056.35
7250-000	Neighborhood Landscape - Other	75.00		75.00
7276-000	GRD Weather Camera	300.00		300.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,601.88		3,601.88
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION			
9830-000	Master Base Assessments	3,480.00		3,480.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,480.00		3,480.00
9940-000	TOTAL EXPENSES	7,081.88		7,081.88
9950-000	Excess (Deficiency) of Revenues over Expenses	11,823.33		11,823.33

Expense Distribution

Property=sgrd AND mm/yy=07/2025-07/2025

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-94619	sgrd	42594619	07/01/2025	07/2025	10.21	0.00	1147	07/22/2025	Account #200021422494
pugsou - Puget Sound Energy	P-94620	sgrd	37894620	07/01/2025	07/2025	131.18	0.00	1147	07/22/2025	Account #200021422304
pugsou - Puget Sound Energy	P-94650	sgrd	40094650	07/01/2025	07/2025	12.86	0.00	1147	07/22/2025	Account #200013325945
pugsou - Puget Sound Energy	P-94676	sgrd	42994676	07/01/2025	07/2025	10.21	0.00	1147	07/22/2025	Account #200021422676
pugsou - Puget Sound Energy	P-94679	sgrd	37994679	07/01/2025	07/2025	81.40	0.00	1147	07/22/2025	Account #200021422882
Total 7226-000 - Neighborhood Electric /Gas						245.86	0.00			
7240-000 - Neighborhood Landscape - Co...										
beacre - Bear Creek Landscaping LLC	P-94786	sgrd	CMB5-28	07/01/2025	07/2025	2,056.35	0.00	1149	07/31/2025	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						2,056.35	0.00			
7250-000 - Neighborhood Landscape - Other										
isscom - Issaquah Highlands Communit...	P-94782	sgrd	T4895 Land BB 07/2025	07/24/2025	07/2025	75.00	0.00	1148	07/24/2025	W/O #5928 Remove Fallen Tree
Total 7250-000 - Neighborhood Landscap...						75.00	0.00			
7276-000 - GRD Weather Camera										
higfib - Highlands Fiber Network	P-94495	sgrd	13293	07/01/2025	07/2025	300.00	0.00	1146	07/03/2025	Account #3720
Total 7276-000 - GRD Weather Camera						300.00	0.00			
						2,677.21	0.00			