



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

**Grand Ridge Drive
FINANCIAL REPORT**

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

FINANCIAL SUMMARY:

As of August 31, 2025, operating cash totaled \$875, unpaid assessments (receivables) totaled \$150, and 'other' cash (or cash equivalents) totaled \$370,873, for total assets of \$371,898.

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 \$370,542.

For the month ending August 31, 2025, the Association incurred expenses and accrued costs totaling \$7,294, under budget by \$1,621.

YTD August 31, 2025, the Association incurred expenses and accrued costs totaling \$14,375, under budget by \$2,555.

As of August 31, 2025, replacement reserves totaled \$370,873.

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

Landscape-Other	\$ 758.34	Under	Less than anticipated
Irrigation-Common Areas	\$ 938.60	Under	Less than anticipated
Neighborhood Maintenance	\$ 416.66	Under	Less than anticipated

DELINQUENCY REPORT: 3

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
GRD_0022	100.00	50.00			150.00	fine
TOTALS	100.00	50.00	0.00	0.00	150.00	

COMPLETED AND PENDING MAINTENANCE:

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

Irrigation Repairs-August 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 = Aug 2025

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	875.39	6,656.46	-5,781.07
1030-000	CIT -Operating Money Market	33,976.54	28,238.62	5,737.92
1066-000	Certificate of Deposits - Reserve	202,647.33	201,974.41	672.92
1080-000	CIT - Reserve MM	168,225.21	168,137.91	87.30
1090-000	TOTAL CASH	405,724.47	405,007.40	717.07
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	150.00	50.00	100.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	150.00	50.00	100.00
1990-000	TOTAL ASSETS	405,874.47	405,057.40	817.07
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,356.00	1,356.00	0.00
2680-000	TOTAL OTHER LIABILITIES	1,356.00	1,356.00	0.00
2690-000	TOTAL LIABILITIES	1,356.00	1,356.00	0.00
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	22,525.88	22,525.88	0.00
2830-000	Current Year Reserve Transfers	-1,520.35	-760.13	-760.22
2850-000	Current Year Retained Earnings/Operating Fund	12,640.40	11,823.33	817.07
2855-000	Reserve Equity	370,872.54	370,112.32	760.22
2990-000	TOTAL CAPITAL	404,518.47	403,701.40	817.07
2999-000	TOTAL LIABILITIES & CAPITAL	405,874.47	405,057.40	817.07

Grand Ridge Drive - IHCA (sgrd) Budget Comparison

Period = Aug 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	2,784.00	3,480.00	-696.00	-20.00	9,744.00	6,960.00	2,784.00	40.00	41,760.00
3900-000	TOTAL OTHER INCOME	2,784.00	3,480.00	-696.00	-20.00	9,744.00	6,960.00	2,784.00	40.00	41,760.00
4010-000	ASSOCIATION INCOME									
4040-000	Fee & Fine Income	100.00	0.00	100.00	N/A	150.00	0.00	150.00	N/A	0.00
4045-000	Interest Income	18.38	0.00	18.38	N/A	33.46	0.00	33.46	N/A	0.00
4047-000	Interest Income-Reserves	760.22	0.00	760.22	N/A	1,520.35	0.00	1,520.35	N/A	0.00
4070-000	Neighborhood Assessments	4,448.00	4,448.00	0.00	0.00	15,568.00	15,568.00	0.00	0.00	66,720.00
4390-000	TOTAL ASSOCIATION INCOME	5,326.60	4,448.00	878.60	19.75	17,271.81	15,568.00	1,703.81	10.94	66,720.00
4999-000	TOTAL REVENUE	8,110.60	7,928.00	182.60	2.30	27,015.81	22,528.00	4,487.81	19.92	108,480.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	924.67	924.67	0.00	0.00	1,849.34	1,849.34	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	246.11	185.83	-60.28	-32.44	491.97	371.66	-120.31	-32.37	2,230.00
7240-000	Neighborhood Landscape - Contract / Yards	2,056.35	2,107.83	51.48	2.44	4,112.70	4,215.66	102.96	2.44	25,294.00
7250-000	Neighborhood Landscape - Other	0.00	416.67	416.67	100.00	75.00	833.34	758.34	91.00	5,000.00
7260-000	Neighborhood Irrigation-Common Areas	61.40	1,000.00	938.60	93.86	61.40	1,000.00	938.60	93.86	2,575.00
7265-000	Neigh Irrig Maint & Repairs	225.00	100.00	-125.00	-125.00	225.00	300.00	75.00	25.00	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	600.00	833.34	233.34	28.00	5,000.00
7280-000	Neighborhood Maintenance	0.00	208.33	208.33	100.00	0.00	416.66	416.66	100.00	2,500.00
7289-000	Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	900.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,813.53	5,435.00	1,621.47	29.83	7,415.41	9,970.00	2,554.59	25.62	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	6,960.00	6,960.00	0.00	0.00	41,760.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,480.00	3,480.00	0.00	0.00	6,960.00	6,960.00	0.00	0.00	44,930.00
9940-000	TOTAL EXPENSES	7,293.53	8,915.00	1,621.47	18.19	14,375.41	16,930.00	2,554.59	15.09	108,480.00
9950-000	Excess (Deficiency) of Revenues over Expenses	817.07	-987.00	1,804.07	182.78	12,640.40	5,598.00	7,042.40	125.80	0.00

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

	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	-760.22	0.00	-760.22	N/A	-1,520.35	0.00	-1,520.35	N/A	0.00
	-760.22	0.00	-760.22	N/A	-1,520.35	0.00	-1,520.35	N/A	0.00
Operating Excess (Deficiency) of Rev over Exp	56.85	-987.00	1,043.85	N/A	11,120.05	5,598.00	5,522.05	98.64	0.00

Reserve Expenses:

None at This Time

Statement (12 months)

Period = Jul 2025-Aug 2025

Book = Accrual ; Tree = ysi_is

		Jul 2025		Aug 2025		Total
3000-000	INCOME					
3500-000	OTHER INCOME					
3590-000	IHCA Master Base Assess. Income	6,960.00		2,784.00		9,744.00
3900-000	TOTAL OTHER INCOME	6,960.00		2,784.00		9,744.00
3999-000	TOTAL PM INCOME	6,960.00		2,784.00		9,744.00
4010-000	ASSOCIATION INCOME					
4040-000	Fee & Fine Income	50.00		100.00		150.00
4045-000	Interest Income	15.08		18.38		33.46
4047-000	Interest Income-Reserves	760.13		760.22		1,520.35
4070-000	Neighborhood Assessments	11,120.00		4,448.00		15,568.00
4390-000	TOTAL ASSOCIATION INCOME	11,945.21		5,326.60		17,271.81
4999-000	TOTAL REVENUE	18,905.21		8,110.60		27,015.81
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	924.67		924.67		1,849.34
7226-000	Neighborhood Electric /Gas	245.86		246.11		491.97
7240-000	Neighborhood Landscape - Contract / Yards	2,056.35		2,056.35		4,112.70
7250-000	Neighborhood Landscape - Other	75.00		0.00		75.00
7260-000	Neighborhood Irrigation-Common Areas	0.00		61.40		61.40
7265-000	Neigh Irrig Maint & Repairs	0.00		225.00		225.00
7276-000	GRD Weather Camera	300.00		300.00		600.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,601.88		3,813.53		7,415.41
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9830-000	Master Base Assessments	3,480.00		3,480.00		6,960.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,480.00		3,480.00		6,960.00
9940-000	TOTAL EXPENSES	7,081.88		7,293.53		14,375.41
9950-000	Excess (Deficiency) of Revenues over Expenses	11,823.33		817.07		12,640.40

Expense Distribution

Property=sgrd AND mm/yy=08/2025-08/2025

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-95065	sgrd	42995065	08/01/2025	08/2025	10.21	0.00	1153	08/25/2025	Account #200021422676
pugsou - Puget Sound Energy	P-95079	sgrd	37995079	08/01/2025	08/2025	81.42	0.00	1153	08/25/2025	Account #200021422882
pugsou - Puget Sound Energy	P-95109	sgrd	42595109	08/01/2025	08/2025	10.21	0.00	1153	08/25/2025	Account #200021422494
pugsou - Puget Sound Energy	P-95131	sgrd	40095131	08/01/2025	08/2025	13.05	0.00	1153	08/25/2025	Account #200013325945
pugsou - Puget Sound Energy	P-95137	sgrd	37895137	08/01/2025	08/2025	131.22	0.00	1153	08/25/2025	Account #200021422304
Total 7226-000 - Neighborhood Electric /Gas						246.11	0.00			
7240-000 - Neighborhood Landscape - Co...										
beacre - Bear Creek Landscaping LLC	P-95255	sgrd	CMB5-29	08/01/2025	08/2025	2,056.35	0.00	1154	08/26/2025	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						2,056.35	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-95020	sgrd	31-0095-0095020	08/01/2025	08/2025	30.70	0.00	1152	08/21/2025	Account #31-0095-00
citiss - City of Issaquah	P-95021	sgrd	31-0096-0095021	08/01/2025	08/2025	30.70	0.00	1152	08/21/2025	Account #31-0096-00
Total 7260-000 - Neighborhood Irrigatio...						61.40	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
isscom - Issaquah Highlands Communit...	P-94839	sgrd	T4895 Land BB 08/2025	08/01/2025	08/2025	225.00	0.00	1151	08/06/2025	W/O #5787 Irrigation Repair
Total 7265-000 - Neigh Irrig Maint & Repairs						225.00	0.00			
7276-000 - GRD Weather Camera										
higfib - Highlands Fiber Network	P-94832	sgrd	15769	08/01/2025	08/2025	300.00	0.00	1150	08/06/2025	Account #3720
Total 7276-000 - GRD Weather Camera						300.00	0.00			
						2,888.86	0.00			