



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

**Grand Ridge Drive
FINANCIAL REPORT**

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

FINANCIAL SUMMARY:

As of September 30, 2025, operating cash totaled \$1,049, unpaid assessments (receivables) totaled \$150, and 'other' cash (or cash equivalents) totaled \$368,981, for total assets of \$370,180.

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 \$368,824.

For the month ending September 30, 2025, the Association incurred expenses and accrued costs totaling \$7,009, under budget by \$856.

YTD September 30, 2025, the Association incurred expenses and accrued costs totaling \$21,384, under budget by \$3,411.

As of September 30, 2025, replacement reserves totaled \$368,981.

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

Landscape-Other	\$ 1,175.01	Under	Less than anticipated
Irrigation-Common Areas	\$ 938.60	Under	Less than anticipated
GRD Weather Camera	\$ 350.01	Under	Less than anticipated
Neighborhood Maintenance	\$ 624.99	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	0.00	100.00	50.00	0.00	150.00	

COMPLETED AND PENDING MAINTENANCE:

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

Irrigation Repairs-August 2025

Asphalt/Pothole Repair SE Grand Ridge Drive-September 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 = Sep 2025

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	1,048.79	875.39	173.40
1030-000	CIT -Operating Money Market	33,994.64	33,976.54	18.10
1066-000	Certificate of Deposits - Reserve	203,320.25	202,647.33	672.92
1080-000	CIT - Reserve MM	165,660.54	168,225.21	-2,564.67
1090-000	TOTAL CASH	404,024.22	405,724.47	-1,700.25
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	150.00	150.00	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	150.00	150.00	0.00
1990-000	TOTAL ASSETS	404,174.22	405,874.47	-1,700.25
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	-2,277.81	-1,520.35	-757.46
2850-000	Current Year Retained Earnings/Operating Fund	13,589.36	12,640.40	948.96
2855-000	Reserve Equity	368,980.79	370,872.54	-1,891.75
2990-000	TOTAL CAPITAL	402,818.22	404,518.47	-1,700.25
2999-000	TOTAL LIABILITIES & CAPITAL	404,174.22	405,874.47	-1,700.25

Grand Ridge Drive - IHCA (sgrd)

Budget Comparison

Period = Sep 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	12,528.00	10,440.00	2,088.00	20.00	41,760.00
3900-000	TOTAL OTHER INCOME	2,784.00	3,480.00	-696.00	-20.00	12,528.00	10,440.00	2,088.00	20.00	41,760.00
4010-000	ASSOCIATION INCOME									
4040-000	Fee & Fine Income	-50.00	0.00	-50.00	N/A	100.00	0.00	100.00	N/A	0.00
4045-000	Interest Income	18.23	0.00	18.23	N/A	51.69	0.00	51.69	N/A	0.00
4047-000	Interest Income-Reserves	757.46	0.00	757.46	N/A	2,277.81	0.00	2,277.81	N/A	0.00
4070-000	Neighborhood Assessments	4,448.00	4,448.00	0.00	0.00	20,016.00	20,016.00	0.00	0.00	66,720.00
4390-000	TOTAL ASSOCIATION INCOME	5,173.69	4,448.00	725.69	16.32	22,445.50	20,016.00	2,429.50	12.14	66,720.00
4999-000	TOTAL REVENUE	7,957.69	7,928.00	29.69	0.37	34,973.50	30,456.00	4,517.50	14.83	108,480.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	924.67	924.67	0.00	0.00	2,774.01	2,774.01	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	247.71	185.83	-61.88	-33.30	739.68	557.49	-182.19	-32.68	2,230.00
7240-000	Neighborhood Landscape - Contract / Yards	2,056.35	2,107.83	51.48	2.44	6,169.05	6,323.49	154.44	2.44	25,294.00
7250-000	Neighborhood Landscape - Other	0.00	416.67	416.67	100.00	75.00	1,250.01	1,175.01	94.00	5,000.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	61.40	1,000.00	938.60	93.86	2,575.00
7265-000	Neigh Irrig Maint & Repairs	0.00	50.00	50.00	100.00	225.00	350.00	125.00	35.71	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	900.00	1,250.01	350.01	28.00	5,000.00
7280-000	Neighborhood Maintenance	0.00	208.33	208.33	100.00	0.00	624.99	624.99	100.00	2,500.00
7289-000	Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	900.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,528.73	4,385.00	856.27	19.53	10,944.14	14,355.00	3,410.86	23.76	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	10,440.00	10,440.00	0.00	0.00	41,760.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,480.00	3,480.00	0.00	0.00	10,440.00	10,440.00	0.00	0.00	44,930.00
9940-000	TOTAL EXPENSES	7,008.73	7,865.00	856.27	10.89	21,384.14	24,795.00	3,410.86	13.76	108,480.00
9950-000	Excess (Deficiency) of Revenues over Expenses	948.96	63.00	885.96	1,406.29	13,589.36	5,661.00	7,928.36	140.05	0.00

Grand Ridge Drive - IHCA (sgrd)
Budget Comparison
Period = Sep 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	-757.46	0.00	-757.46	N/A	-2,277.81	0.00	-2,277.81	N/A	0.00
	-757.46	0.00	-757.46	N/A	-2,277.81	0.00	-2,277.81	N/A	0.00
Operating Excess (Deficiency) of Rev over Exp	191.50	63.00	128.50	203.97	11,311.55	5,661.00	5,650.55	99.82	0.00
<u>Reserve Expenses:</u>									
Concrete Repairs	2,649.21				2,649.21				

Statement (12 months)

Period = Jul 2025-Sep 2025

Book = Accrual ; Tree = ysi_is

		Jul 2025		Aug 2025		Sep 2025		Total
3000-000	INCOME							
3500-000	OTHER INCOME							
3590-000	IHCA Master Base Assess. Income	6,960.00		2,784.00		2,784.00		12,528.00
3900-000	TOTAL OTHER INCOME	6,960.00		2,784.00		2,784.00		12,528.00
3999-000	TOTAL PM INCOME	6,960.00		2,784.00		2,784.00		12,528.00
4010-000	ASSOCIATION INCOME							
4040-000	Fee & Fine Income	50.00		100.00		-50.00		100.00
4045-000	Interest Income	15.08		18.38		18.23		51.69
4047-000	Interest Income-Reserves	760.13		760.22		757.46		2,277.81
4070-000	Neighborhood Assessments	11,120.00		4,448.00		4,448.00		20,016.00
4390-000	TOTAL ASSOCIATION INCOME	11,945.21		5,326.60		5,173.69		22,445.50
4999-000	TOTAL REVENUE	18,905.21		8,110.60		7,957.69		34,973.50
6000-000	EXPENSES							
7200-000	NEIGHBORHOOD EXPENSES							
7201-000	Neighborhood Management Fees	924.67		924.67		924.67		2,774.01
7226-000	Neighborhood Electric /Gas	245.86		246.11		247.71		739.68
7240-000	Neighborhood Landscape - Contract / Yards	2,056.35		2,056.35		2,056.35		6,169.05
7250-000	Neighborhood Landscape - Other	75.00		0.00		0.00		75.00
7260-000	Neighborhood Irrigation-Common Areas	0.00		61.40		0.00		61.40
7265-000	Neigh Irrig Maint & Repairs	0.00		225.00		0.00		225.00
7276-000	GRD Weather Camera	300.00		300.00		300.00		900.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,601.88		3,813.53		3,528.73		10,944.14
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION							
9830-000	Master Base Assessments	3,480.00		3,480.00		3,480.00		10,440.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,480.00		3,480.00		3,480.00		10,440.00
9940-000	TOTAL EXPENSES	7,081.88		7,293.53		7,008.73		21,384.14
9950-000	Excess (Deficiency) of Revenues over Expenses	11,823.33		817.07		948.96		13,589.36

Expense Distribution

Property=sgrd AND mm/yy=09/2025-09/2025

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
2855-000 - Reserve Equity										
raiasp - Rainier Asphalt Sealing, LLC	P-95300	sgrd	22602	09/12/2025	09/2025	2,649.21	0.00	115	09/17/2025	Asphalt / Concrete Repairs
Total 2855-000 - Reserve Equity						2,649.21	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-95404	sgrd	37995404	09/01/2025	09/2025	82.12	0.00	1156	09/19/2025	Account #200021422882
pugsou - Puget Sound Energy	P-95405	sgrd	37895405	09/01/2025	09/2025	132.45	0.00	1156	09/19/2025	Account #200021422304
pugsou - Puget Sound Energy	P-95437	sgrd	40095437	09/01/2025	09/2025	12.72	0.00	1156	09/19/2025	Account #200013325945
pugsou - Puget Sound Energy	P-95484	sgrd	42595484	09/01/2025	09/2025	10.21	0.00	1156	09/19/2025	Account #200021422494
pugsou - Puget Sound Energy	P-95493	sgrd	42995493	09/01/2025	09/2025	10.21	0.00	1156	09/19/2025	Account #200021422676
Total 7226-000 - Neighborhood Electric /Gas						247.71	0.00			
7240-000 - Neighborhood Landscape - Co...										
beacre - Bear Creek Landscaping LLC	P-95578	sgrd	CMB5-30	09/01/2025	09/2025	2,056.35	0.00	1157	09/29/2025	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						2,056.35	0.00			
7276-000 - GRD Weather Camera										
higfib - Highlands Fiber Network	P-95294	sgrd	19447	09/01/2025	09/2025	300.00	0.00	1155	09/03/2025	Account #3720
Total 7276-000 - GRD Weather Camera						300.00	0.00			
						5,253.27	0.00			