



ISSAQUAH HIGHLANDS  
**COMMUNITY  
ASSOCIATION**

**Grand Ridge Drive  
FINANCIAL REPORT**

**Manager's Report for the month ending November 30, 2024**

**FINANCIAL SUMMARY:**

As of November 30, 2024, operating cash totaled \$1,104, unpaid assessments (receivables) totaled \$50, and 'other' cash (or cash equivalents) totaled \$364,525, for total assets of \$365,679.

Operating liabilities totaled \$0, prepaid assessments totaled \$0, and 'other' liabilities totaled \$2,562, for total liabilities of \$2,562.

The Association ended the month in a positive cash position of \$363,118.

For the month ending November 30, 2024, the Association incurred expenses and accrued costs totaling \$6,949, under budget by \$830.

YTD November 30, 2024, the Association incurred expenses and accrued costs totaling \$36,188, under budget by \$4,956.

As of November 30, 2024, replacement reserves totaled \$363,471.

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

Reserve Study	\$700	Under	Less than anticipated
Neighborhood Landscape-Contract/Yards	\$ 1,692.02	Over	More than anticipated
Neighborhood Landscape-Other	\$ 2,083.35	Under	Less than anticipated
Neighborhood Irrigation-Common Areas	\$ 1,887.40	Under	Less than anticipated
Neighborhood Irrigation-Maint&Repairs	\$ 325.00	Under	Less than anticipated
GRD Weather Camera	\$ 583.35	Under	Less than anticipated
Neighborhood Maintenance	\$ 741.65	Under	Less than anticipated
Contingency	\$ 375.00	Under	Less than anticipated

**DELINQUENCY REPORT: 3**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
GRD_0036				50.00	50.00	fine
<b>TOTALS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>50.00</b>	<b>100.00</b>	

**COMPLETED AND PENDING MAINTENANCE:**

- Street Sweeping completed April 2024
- Irrigation Start Up April 2024
- Landscape Enhancements Fall 2024

**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](mailto:Susan.c@ihcommunity.org)

### Balance Sheet (With Period Change)

Period = Nov 2024

Book = Accrual ; Tree = ysi\_bs

		Balance Current Period	Beginning Balance	Net Change
<b>1000-000</b>	<b>ASSETS</b>			
1005-000	CASH			
1015-000	CIT - Checking	1,104.44	1,125.16	-20.72
1030-000	CIT -Operating Money Market	26,284.23	26,027.55	256.68
1066-000	Certificate of Deposits - Reserve	252,958.87	251,958.87	1,000.00
1080-000	CIT - Reserve MM	111,565.95	111,511.75	54.20
1090-000	TOTAL CASH	391,913.49	390,623.33	1,290.16
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	50.00	100.00	-50.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	50.00	100.00	-50.00
1990-000	TOTAL ASSETS	391,963.49	390,723.33	1,240.16
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	2,561.74	2,561.74	0.00
2680-000	TOTAL OTHER LIABILITIES	2,561.74	2,561.74	0.00
2690-000	TOTAL LIABILITIES	2,561.74	2,561.74	0.00
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	16,305.66	16,305.66	0.00
2830-000	Current Year Reserve Transfers	-5,266.71	-4,212.51	-1,054.20
2850-000	Current Year Retained Earnings/Operating Fund	13,837.98	12,597.82	1,240.16
2855-000	Reserve Equity	364,524.82	363,470.62	1,054.20
2990-000	TOTAL CAPITAL	389,401.75	388,161.59	1,240.16
2999-000	TOTAL LIABILITIES & CAPITAL	391,963.49	390,723.33	1,240.16

**Grand Ridge Drive - IHCA (sgrd)**  
**Budget Comparison**  
 Period = Nov 2024

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3000-000 INCOME</b>									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	2,772.00	3,360.00	-588.00	-17.50	17,388.00	16,800.00	588.00	3.50	40,320.00
3900-000 TOTAL OTHER INCOME	2,772.00	3,360.00	-588.00	-17.50	17,388.00	16,800.00	588.00	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
4045-000 Interest Income	14.18	0.00	14.18	N/A	65.80	0.00	65.80	N/A	0.00
4047-000 Interest Income-Reserves	1,054.20	0.00	1,054.20	N/A	5,266.71	0.00	5,266.71	N/A	0.00
4070-000 Neighborhood Assessments	4,349.07	4,349.00	0.07	0.00	27,280.53	27,281.50	-0.97	0.00	63,261.00
4390-000 TOTAL ASSOCIATION INCOME	5,417.45	4,349.00	1,068.45	24.57	32,638.04	27,281.50	5,356.54	19.63	63,261.00
4999-000 TOTAL REVENUE	8,189.45	7,709.00	480.45	6.23	50,026.04	44,081.50	5,944.54	13.49	103,581.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	897.75	897.75	0.00	0.00	4,488.75	4,488.75	0.00	0.00	10,773.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	700.00	700.00	100.00	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	170.08	158.00	-12.08	-7.65	837.59	790.00	-47.59	-6.02	1,896.00
7240-000 Neighborhood Landscape - Contract / Yards	1,996.46	2,046.42	49.96	2.44	11,924.12	10,232.10	-1,692.02	-16.54	24,557.00
7250-000 Neighborhood Landscape - Other	0.00	416.67	416.67	100.00	0.00	2,083.35	2,083.35	100.00	5,000.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	112.60	2,000.00	1,887.40	94.37	2,575.00
7265-000 Neigh Irrig Maint & Repairs	225.00	200.00	-25.00	-12.50	225.00	550.00	325.00	59.09	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	1,500.00	2,083.35	583.35	28.00	5,000.00
7280-000 Neighborhood Maintenance	0.00	208.33	208.33	100.00	300.00	1,041.65	741.65	71.20	2,500.00
7289-000 Neighborhood Contingency	0.00	75.00	75.00	100.00	0.00	375.00	375.00	100.00	900.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,589.29	4,418.84	829.55	18.77	19,388.06	24,344.20	4,956.14	20.36	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	16,800.00	16,800.00	0.00	0.00	40,320.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,360.00	3,360.00	0.00	0.00	16,800.00	16,800.00	0.00	0.00	41,380.00
9940-000 TOTAL EXPENSES	6,949.29	7,778.84	829.55	10.66	36,188.06	41,144.20	4,956.14	12.05	103,581.00
9950-000 Excess (Deficiency) of Revenues over Expenses	1,240.16	-69.84	1,310.00	1,875.72	13,837.98	2,937.30	10,900.68	371.11	0.00

### Grand Ridge Drive - IHCA (sgrd) Budget Comparison

Period = Nov 2024

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
General Reserve Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Interest Income	-1,054.20	0.00	-1,054.20	N/A	-5,266.71	0.00	-5,266.71	N/A	0.00
	-1,054.20	0.00	-1,054.20	N/A	-5,266.71	0.00	-5,266.71	N/A	0.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>185.96</b>	<b>-69.84</b>	<b>255.80</b>	<b>N/A</b>	<b>8,571.27</b>	<b>2,937.30</b>	<b>5,633.97</b>	<b>191.81</b>	<b>0.00</b>

**Reserve Expenses:**

None at This Time

**Statement (12 months)**

Period = Jul 2024-Nov 2024

Book = Accrual ; Tree = ysi\_is

		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Total
<b>3000-000</b>	<b>INCOME</b>						
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	17,388.00
3900-000	TOTAL OTHER INCOME	6,300.00	2,772.00	2,772.00	2,772.00	2,772.00	17,388.00
3999-000	TOTAL PM INCOME	6,300.00	2,772.00	2,772.00	2,772.00	2,772.00	17,388.00
4010-000	ASSOCIATION INCOME						
4020-000	Late Fees / NSF	0.00	25.00	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
4045-000	Interest Income	10.92	13.17	13.22	14.31	14.18	65.80
4047-000	Interest Income-Reserves	1,052.54	1,052.60	1,051.36	1,056.01	1,054.20	5,266.71
4070-000	Neighborhood Assessments	9,884.25	4,349.07	4,349.07	4,349.07	4,349.07	27,280.53
4390-000	TOTAL ASSOCIATION INCOME	10,947.71	5,539.84	5,413.65	5,319.39	5,417.45	32,638.04
4999-000	TOTAL REVENUE	17,247.71	8,311.84	8,185.65	8,091.39	8,189.45	50,026.04
6000-000	EXPENSES						
7200-000	NEIGHBORHOOD EXPENSES						
7201-000	Neighborhood Management Fees	897.75	897.75	897.75	897.75	897.75	4,488.75
7226-000	Neighborhood Electric /Gas	166.37	166.53	166.53	168.08	170.08	837.59
7240-000	Neighborhood Landscape - Contract / Yards	3,938.28	1,996.46	1,996.46	1,996.46	1,996.46	11,924.12
7260-000	Neighborhood Irrigation-Common Areas	0.00	56.30	0.00	56.30	0.00	112.60
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	0.00	225.00	225.00
7276-000	GRD Weather Camera	300.00	300.00	300.00	300.00	300.00	1,500.00
7280-000	Neighborhood Maintenance	0.00	300.00	0.00	0.00	0.00	300.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	5,302.40	3,717.04	3,360.74	3,418.59	3,589.29	19,388.06
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	16,800.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	16,800.00
9940-000	TOTAL EXPENSES	8,662.40	7,077.04	6,720.74	6,778.59	6,949.29	36,188.06
9950-000	Excess (Deficiency) of Revenues over Expenses	8,585.31	1,234.80	1,464.91	1,312.80	1,240.16	13,837.98

# Expense Distribution

Property=sgrd AND mm/yy=11/2024-11/2024

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7226-000 - Neighborhood Electric /Gas</b>										
pugsou - Puget Sound Energy	P-91320	sgrd	40091320	11/01/2024	11/2024	13.84	0.00	1110	11/25/2024	Account #200013325945
pugsou - Puget Sound Energy	P-91335	sgrd	37991335	11/01/2024	11/2024	52.90	0.00	1110	11/25/2024	Account #200021422882
pugsou - Puget Sound Energy	P-91336	sgrd	42991336	11/01/2024	11/2024	10.21	0.00	1110	11/25/2024	Account #200021422676
pugsou - Puget Sound Energy	P-91364	sgrd	37891364	11/01/2024	11/2024	82.92	0.00	1110	11/25/2024	Account #200021422304
pugsou - Puget Sound Energy	P-91391	sgrd	42591391	11/01/2024	11/2024	10.21	0.00	1110	11/25/2024	Account #200021422494
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>170.08</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
beacre - Bear Creek Landscaping LLC	P-91472	sgrd	CMB5-20	11/01/2024	11/2024	1,996.46	0.00	1108	11/25/2024	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>1,996.46</b>	<b>0.00</b>			
<b>7265-000 - Neigh Irrig Maint &amp; Repairs</b>										
certba - Certified Backflow Testing, Inc.	P-91219	sgrd	067722	11/04/2024	11/2024	100.00	0.00	1106	11/04/2024	Backflow Testing
isscom - Issaquah Highlands Communit...	P-91255	sgrd	T4895 Land BB 11/2024	11/15/2024	11/2024	125.00	0.00	1109	11/25/2024	W/O #5556 Winterize Irrigation
<b>Total 7265-000 - Neigh Irrig Maint &amp; Repairs</b>						<b>225.00</b>	<b>0.00</b>			
<b>7276-000 - GRD Weather Camera</b>										
higfib - Highlands Fiber Network	P-91216	sgrd	3720-20359	11/01/2024	11/2024	300.00	0.00	1107	11/04/2024	REG #3918532356
<b>Total 7276-000 - GRD Weather Camera</b>						<b>300.00</b>	<b>0.00</b>			
						<b>2,691.54</b>	<b>0.00</b>			