

Crofton @ Village Green
FINANCIAL REPORT
Manager's Report for the month ending September 30, 2022

FINANCIAL SUMMARY:

As of September 30, 2022 , operating cash totaled \$6,575, unpaid assessments (receivables) totaled \$1,007, and 'other' cash (or cash equivalents) totaled \$867,865, for total assets of \$875,447.

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

The Association ended the month in a positive cash position of \$32,320.

For the month ending September 30, 2022 , the Association incurred expenses and accrued costs totaling \$21,301, over budget by \$2,036.

YTD September 30, 2022 , the Association incurred expenses and accrued costs totaling \$77,367, under budget by \$16,167.

As of September 30, 2022 , replacement reserves totaled \$732,830.

BUDGET VARIANCES: Explanations for variances more than \$300.00.

Line Item	Variance Amt	Over/Under	Explanation
Landscape Other- 48/52	\$ 4,050	Under	Not yet performed
Landscape Other- 29/30/40	\$ 1,050	Under	Not yet performed
Irrigation 48/52	\$ 7,635	Under	Less than anticipated
Irrigation 29/30/40	\$ 1,152	Under	Less than anticipated
Pest Control 48/52	\$ 1,370	Over	More than anticipated
Pest Control 29/30/40	\$ 468	Under	Less than anticipated
Dryer Vent Cleaning 48/52	\$ 826	Over	Annual cleaning performed
Dryer Vent Cleaning 29/30/40	\$ 1,674	Over	Annual cleaning performed
Neighborhood Maintenance 48/52	\$ 1,334	Under	Less than anticipated
Neighborhood Maintenance 29/30/40	\$ 1,750	Under	None performed year to date
Repairs & Maintenance Common Area	\$ 1,500	Under	None performed year to date

DELINQUENCY REPORT: None to report

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
030-0009	\$0.00	\$0.00	\$1,200.36	\$0.00	\$1,200.36	Past due assessments, owner deceased
052-0007	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Past due assessments
TOTALS	\$0.00	\$0.00	\$1,200.36	\$0.00	\$1,200.36	

- *Gutter & roof cleaning on attached homes to be completed November 2022
- *Dryer vent cleaning performed September 2022
- * Deck repairs and re-coating be performed to carriage houses fall 2022
- * Misc. repairs to be performed to carriage houses
- * Plant replacements to begin fall 2022

Thank you for letting us serve your neighborhood.

Report submitted by Blair Krieg AMS, CMCA - Senior Community Manager

425-507-1121 Blair.k@ihcommunity.org

Balance Sheet (With Period Change)

Period = Sep 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	6,575.19	-278.62	6,853.81
1030-000	CIT -Operating Money Market	135,214.85	138,129.16	-2,914.31
1066-000	Certificate of Deposits - Reserve	302,625.00	302,550.00	75.00
1080-000	CIT - Reserve MM	430,204.85	416,785.71	13,419.14
1090-000	TOTAL CASH	874,619.89	857,186.25	17,433.64
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	1,006.90	908.43	98.47
1248-000	TOTAL ACCOUNTS RECEIVABLE	1,006.90	908.43	98.47
1990-000	TOTAL ASSETS	875,626.79	858,094.68	17,532.11
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	135,433.43	135,433.43	0.00
2830-000	Current Year Reserve Transfers	-40,480.86	-26,986.72	-13,494.14
2850-000	Current Year Retained Earnings/Operating Fund	47,844.37	30,312.26	17,532.11
2855-000	Reserve Equity	732,829.85	719,335.71	13,494.14
2990-000	TOTAL CAPITAL	875,626.79	858,094.68	17,532.11
2999-000	TOTAL LIABILITIES & CAPITAL	875,626.79	858,094.68	17,532.11

Crofton at Village Green-IHCA (scvg)
Budget Comparison
 Period = Sep 2022

	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	8,320.00	8,560.00	-240.00	-2.80	27,360.00	25,680.00	1,680.00	6.54	102,720.00
3900-000 TOTAL OTHER INCOME	8,320.00	8,560.00	-240.00	-2.80	27,360.00	25,680.00	1,680.00	6.54	102,720.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	29.94	0.00	29.94	N/A	92.99	0.00	92.99	N/A	0.00
4047-000 Interest Income-Reserves	160.81	0.00	160.81	N/A	480.87	0.00	480.87	N/A	0.00
4070-000 Neighborhood Assessments	19,849.19	19,626.70	222.49	1.13	63,821.10	58,880.10	4,941.00	8.39	235,520.40
4070-029 Neighborhood Assessment 29/30/40	10,473.59	10,900.88	-427.29	-3.92	33,456.36	32,702.64	753.72	2.30	130,810.60
4390-000 TOTAL ASSOCIATION INCOME	30,513.53	30,527.58	-14.05	-0.05	97,851.32	91,582.74	6,268.58	6.84	366,331.00
4999-000 TOTAL REVENUE	38,833.53	39,087.58	-254.05	-0.65	125,211.32	117,262.74	7,948.58	6.78	469,051.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	837.75	837.75	0.00	0.00	2,513.25	2,513.25	0.00	0.00	10,053.00
7201-029 Neighborhood Management Fees - 29/30/40	658.50	658.50	0.00	0.00	1,975.50	1,975.50	0.00	0.00	7,902.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,115.00
7204-029 Neighborhood Reserve Study - 29/30/40	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,280.00
7220-000 Neighborhood Street Lights, Storm Fees	0.00	0.00	0.00	N/A	36.86	35.84	-1.02	-2.85	215.00
7221-000 Neighborhood Residential Water	0.00	0.00	0.00	N/A	471.77	400.00	-71.77	-17.94	2,400.00
7225-000 Neighborhood Garbage Removal	2,979.55	2,491.67	-487.88	-19.58	7,403.65	7,475.01	71.36	0.95	29,900.00
7226-000 Neighborhood Electric /Gas	354.44	333.33	-21.11	-6.33	946.77	999.99	53.22	5.32	4,000.00
7240-000 Neighborhood Landscape - Contract / Yards	3,083.09	3,159.67	76.58	2.42	9,249.27	9,479.01	229.74	2.42	37,916.00
7240-029 Neighborhood Landscape-Contract - 29/30/40	869.59	875.00	5.41	0.62	2,608.77	2,625.00	16.23	0.62	10,500.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	0.00	4,050.00	4,050.00	100.00	10,000.00
7250-029 Neighborhood Landscape-Non-contract - 29/30/40	0.00	0.00	0.00	N/A	0.00	1,050.00	1,050.00	100.00	3,500.00
7260-000 Neighborhood Irrigation-Common Areas	11.56	25.00	13.44	53.76	389.68	8,025.00	7,635.32	95.14	21,000.00
7260-029 Neighborhood Irrig-Water - 29/30/40	0.00	0.00	0.00	N/A	748.40	1,900.00	1,151.60	60.61	8,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	90.00	150.00	60.00	40.00	2,200.00
7265-029 Neighborhood Irrig R&M - 29/30/40	100.00	50.00	-50.00	-100.00	190.00	125.00	-65.00	-52.00	2,000.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	1,745.09	375.00	-1,370.09	-365.36	750.00
7266-029 Neighborhood Pest Control - 29/30/40	181.67	0.00	-181.67	N/A	181.67	650.00	468.33	72.05	650.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,300.00
7271-029 Neighborhood Gutter/Roof Maintenance 29/30/40	0.00	83.33	83.33	100.00	0.00	249.99	249.99	100.00	1,000.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	800.00
7272-029 Neighborhood Gutter/Roof Cleaning 29/30/40	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,600.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,000.00
7278-000 Dryer Vent Cleaning	825.75	0.00	-825.75	N/A	825.75	0.00	-825.75	N/A	415.00
7278-029 Dryer Vent Cleaning 29/30/40	1,673.52	0.00	-1,673.52	N/A	1,673.52	0.00	-1,673.52	N/A	1,405.00
7280-000 Neighborhood Maintenance	1,166.00	833.33	-332.67	-39.92	1,166.00	2,499.99	1,333.99	53.36	10,000.00
7280-029 Neighborhood Maintenance - 29/30/40	0.00	583.33	583.33	100.00	0.00	1,749.99	1,749.99	100.00	7,000.00
7280-100 Repairs & Maint - CA	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	6,000.00

Crofton at Village Green-IHCA (scvg)
Budget Comparison
 Period = Sep 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	5,960.52	6,000.00	39.48	0.66	6,000.00
7288-029 Neighborhood Property Insurance - 29/30/40	0.00	0.00	0.00	N/A	13,510.48	13,600.00	89.52	0.66	13,600.00
7289-000 Neighborhood Contingency	0.00	66.67	66.67	100.00	0.00	200.01	200.01	100.00	800.00
7289-029 Neighborhood Contingency - 29/30/40	0.00	8.33	8.33	100.00	0.00	24.99	24.99	100.00	100.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	12,741.42	10,705.91	-2,035.51	-19.01	51,686.95	67,853.57	16,166.62	23.83	205,401.00
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	930.00
9830-000 Master Base Assessments	8,560.00	8,560.00	0.00	0.00	25,680.00	25,680.00	0.00	0.00	102,720.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	8,560.00	8,560.00	0.00	0.00	25,680.00	25,680.00	0.00	0.00	103,650.00
9940-000 TOTAL EXPENSES	21,301.42	19,265.91	-2,035.51	-10.57	77,366.95	93,533.57	16,166.62	17.28	309,051.00
9950-000 Excess (Deficiency) of Revenues over Expenses	17,532.11	19,821.67	-2,289.56	-11.55	47,844.37	23,729.17	24,115.20	101.63	160,000.00
Less Reserve Items:									
Reserve Contributions	-13,333.33	-13,333.33	0.00	0.00	-39,999.99	-39,999.99	0.00	0.00	-160,000.00
Reserve Interest Income	-160.81	0.00	-160.81	N/A	-480.87	0.00	-480.87	N/A	0.00
	-13,494.14	-13,333.33	-160.81	-1.21	-40,480.86	-39,999.99	-480.87	-1.20	-160,000.00
Operating Excess (Deficiency) of Rev over Exp	4,037.97	6,488.34	-2,450.37	-37.77	7,363.51	-16,270.82	23,634.33	N/A	0.00

Reserve Expenses:

48 Concrete Repairs	2,000.00
48 Irrigation Power System - Repair/Replace	1,000.00
48 Irrigation System - Repair/Replace	1,500.00
29 Concrete Repairs	2,000.00
2313 Dry Rot Repairs	4,035.53

Statement (12 months)

Period = Jul 2022-Sep 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Total
3000-000	INCOME				
3500-000	OTHER INCOME				
3590-000	IHCA Master Base Assess. Income	10,960.00	8,080.00	8,320.00	27,360.00
3900-000	TOTAL OTHER INCOME	10,960.00	8,080.00	8,320.00	27,360.00
3999-000	TOTAL PM INCOME	10,960.00	8,080.00	8,320.00	27,360.00
4010-000	ASSOCIATION INCOME				
4045-000	Interest Income	32.62	30.43	29.94	92.99
4047-000	Interest Income-Reserves	158.64	161.42	160.81	480.87
4070-000	Neighborhood Assessments	25,393.07	18,578.84	19,849.19	63,821.10
4070-029	Neighborhood Assessment 29/30/40	12,509.18	10,473.59	10,473.59	33,456.36
4390-000	TOTAL ASSOCIATION INCOME	38,093.51	29,244.28	30,513.53	97,851.32
4999-000	TOTAL REVENUE	49,053.51	37,324.28	38,833.53	125,211.32
6000-000	EXPENSES				
7200-000	NEIGHBORHOOD EXPENSES				
7201-000	Neighborhood Management Fees	837.75	837.75	837.75	2,513.25
7201-029	Neighborhood Management Fees - 29/30/40	658.50	658.50	658.50	1,975.50
7220-000	Neighborhood Street Lights, Storm Fees	0.00	36.86	0.00	36.86
7221-000	Neighborhood Residential Water	0.00	471.77	0.00	471.77
7225-000	Neighborhood Garbage Removal	2,212.05	2,212.05	2,979.55	7,403.65
7226-000	Neighborhood Electric /Gas	288.33	304.00	354.44	946.77
7240-000	Neighborhood Landscape - Contract / Yards	3,083.09	3,083.09	3,083.09	9,249.27
7240-029	Neighborhood Landscape-Contract - 29/30/40	869.59	869.59	869.59	2,608.77
7260-000	Neighborhood Irrigation-Common Areas	11.34	366.78	11.56	389.68
7260-029	Neighborhood Irrig-Water - 29/30/40	0.00	748.40	0.00	748.40
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	0.00	90.00
7265-029	Neighborhood Irrig R&M - 29/30/40	90.00	0.00	100.00	190.00
7266-000	Neighborhood Pest Control	0.00	1,745.09	0.00	1,745.09
7266-029	Neighborhood Pest Control - 29/30/40	0.00	0.00	181.67	181.67
7278-000	Dryer Vent Cleaning	0.00	0.00	825.75	825.75
7278-029	Dryer Vent Cleaning 29/30/40	0.00	0.00	1,673.52	1,673.52
7280-000	Neighborhood Maintenance	0.00	0.00	1,166.00	1,166.00
7288-000	Neighborhood Property Insurance	5,960.52	0.00	0.00	5,960.52
7288-029	Neighborhood Property Insurance - 29/30/40	13,510.48	0.00	0.00	13,510.48
7290-000	TOTAL NEIGHBORHOOD EXPENSES	27,611.65	11,333.88	12,741.42	51,686.95
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION				
9830-000	Master Base Assessments	8,560.00	8,560.00	8,560.00	25,680.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	8,560.00	8,560.00	8,560.00	25,680.00
9940-000	TOTAL EXPENSES	36,171.65	19,893.88	21,301.42	77,366.95
9950-000	Excess (Deficiency) of Revenues over Expenses	12,881.86	17,430.40	17,532.11	47,844.37

Expense Distribution

Property=scvg AND mm/yy=09/2022-09/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
2075-000 - A/P Reimbursements										
t0012673 - Meng	P-80950	scvg	048-001r	09/09/2022	09/2022	503.45	0.00	1617	09/09/2022	Reimb HO Overpaid Assessments
Total 2075-000 - A/P Reimbursements						503.45	0.00			
7225-000 - Neighborhood Garbage Removal										
isscom - Issaquah Highlands Communit...	P-80922	scvg	T4918 Maint BB 09/22	09/01/2022	09/2022	737.50	0.00	1616	09/09/2022	Maint Inv #6220 Trash Clean Up
clesca - Recology King County	P-80935	scvg	0004060049	09/01/2022	09/2022	507.60	0.00	1611	09/09/2022	Customer #068956
clesca - Recology King County	P-80936	scvg	0004060056	09/01/2022	09/2022	944.89	0.00	1612	09/09/2022	Customer #069212
clesca - Recology King County	P-80937	scvg	0004060057	09/01/2022	09/2022	376.46	0.00	1613	09/09/2022	Customer #069213
clesca - Recology King County	P-80938	scvg	0004060058	09/01/2022	09/2022	383.10	0.00	1614	09/09/2022	Customer #069215
moacc - Cardmember Service	P-81174	scvg	220927 SCVG	09/27/2022	09/2022	30.00	0.00	9272022	09/27/2022	Trash (Fridge) Removal
Total 7225-000 - Neighborhood Garbage...						2,979.55	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-81067	scvg	1669518581067	09/01/2022	09/2022	25.40	0.00	1620	09/21/2022	Acct #220016695185
pugsou - Puget Sound Energy	P-81100	scvg	44881100	09/01/2022	09/2022	17.45	0.00	1620	09/21/2022	Account #200011557911
pugsou - Puget Sound Energy	P-81101	scvg	44681101	09/01/2022	09/2022	11.50	0.00	1620	09/21/2022	Account #200011558844
pugsou - Puget Sound Energy	P-81103	scvg	1703859181103	09/01/2022	09/2022	13.33	0.00	1620	09/21/2022	Account #220017038591
pugsou - Puget Sound Energy	P-81121	scvg	44781121	09/01/2022	09/2022	11.50	0.00	1622	09/22/2022	Account #200011558620
pugsou - Puget Sound Energy	P-81122	scvg	2337187981122	09/01/2022	09/2022	16.82	0.00	1622	09/22/2022	Account #220023371879
pugsou - Puget Sound Energy	P-81138	scvg	46581138	09/01/2022	09/2022	13.49	0.00	1622	09/22/2022	Account #200011558166
pugsou - Puget Sound Energy	P-81144	scvg	1654417781144	09/01/2022	09/2022	22.43	0.00	1622	09/22/2022	Account #220016544177
pugsou - Puget Sound Energy	P-81155	scvg	46181155	09/01/2022	09/2022	16.03	0.00	1623	09/27/2022	Account #200009019981
pugsou - Puget Sound Energy	P-81156	scvg	45281156	09/01/2022	09/2022	21.95	0.00	1623	09/27/2022	Account #200009019551
pugsou - Puget Sound Energy	P-81157	scvg	45581157	09/01/2022	09/2022	16.37	0.00	1623	09/27/2022	Account #200009019346
pugsou - Puget Sound Energy	P-81158	scvg	46281158	09/01/2022	09/2022	87.81	0.00	1623	09/27/2022	Account #200009026507
pugsou - Puget Sound Energy	P-81159	scvg	45681159	09/01/2022	09/2022	13.34	0.00	1623	09/27/2022	Account #200009025186
pugsou - Puget Sound Energy	P-81160	scvg	46381160	09/01/2022	09/2022	18.59	0.00	1623	09/27/2022	Account #200009019775
pugsou - Puget Sound Energy	P-81161	scvg	45381161	09/01/2022	09/2022	13.58	0.00	1623	09/27/2022	Account #200009025434
pugsou - Puget Sound Energy	P-81162	scvg	45981162	09/01/2022	09/2022	18.12	0.00	1623	09/27/2022	Account #200009026077
pugsou - Puget Sound Energy	P-81163	scvg	45881163	09/01/2022	09/2022	16.73	0.00	1623	09/27/2022	Account #200009026283
Total 7226-000 - Neighborhood Electric /Gas						354.44	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-80906	scvg	552180	09/01/2022	09/2022	3,083.09	0.00	1619	09/20/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						3,083.09	0.00			
7240-029 - Neighborhood Landscape-Con...										
landcare - LandCare USA LLC	P-80906	scvg	552180	09/01/2022	09/2022	869.59	0.00	1619	09/20/2022	Contract Landscaping
Total 7240-029 - Neighborhood Landsca...						869.59	0.00			

Expense Distribution

Property=scvg AND mm/yy=09/2022-09/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7260-000 - Neighborhood Irrigation-Com...										
pugsou - Puget Sound Energy	P-81119	scvg	2281413581119	09/01/2022	09/2022	11.56	0.00	1622	09/22/2022	Account #220022814135
Total 7260-000 - Neighborhood Irrigatio...						11.56	0.00			
7265-029 - Neighborhood Irrig R&M - 29/...										
isscom - Issaquah Highlands Communit...	P-80929	scvg	T4918 Land BB 09/22	09/01/2022	09/2022	100.00	0.00	1616	09/09/2022	W/O #4859 Irrigation Repair
Total 7265-029 - Neighborhood Irrig R&M ...						100.00	0.00			
7266-029 - Neighborhood Pest Control - ...										
eagpes - Eagle Pest Eliminators, Inc.	P-80945	scvg	2558898	09/08/2022	09/2022	181.67	0.00	1615	09/09/2022	2372 Wasp, Spider Control
Total 7266-029 - Neighborhood Pest Contr...						181.67	0.00			
7278-000 - Dryer Vent Cleaning										
surven - Sure Vent, INC	P-81200	scvg	206575	09/20/2022	09/2022	825.75	0.00	1624	09/30/2022	Dryer Vent Cleaning
Total 7278-000 - Dryer Vent Cleaning						825.75	0.00			
7278-029 - Dryer Vent Cleaning 29/30/40										
surven - Sure Vent, INC	P-81204	scvg	206574	09/20/2022	09/2022	1,673.52	0.00	1624	09/30/2022	Dryer Vent Cleaning
Total 7278-029 - Dryer Vent Cleaning 29/...						1,673.52	0.00			
7280-000 - Neighborhood Maintenance										
lafam - La Familia Painting LLC	P-81107	scvg	1911	09/21/2022	09/2022	1,166.00	0.00	1621	09/22/2022	2565 - Paint Railings
Total 7280-000 - Neighborhood Maintenance						1,166.00	0.00			
						11,748.62	0.00			