

**Crofton Springs
FINANCIAL REPORT**

Manager's Report for the month ending October 31, 2021

FINANCIAL SUMMARY:

As of October 31, 2021, operating cash totaled \$4,570, unpaid assessments (receivables) totaled -\$607, and 'other' cash (or cash equivalents) totaled \$452,210, for total assets of \$456,172.

Operating liabilities totaled \$0, prepaid assessments totaled \$1,400, and 'other' liabilities totaled \$0, for total liabilities of \$1,400.

The Association ended the month in a positive cash position of \$454,772.

For the month ending October 31, 2021, the Association incurred expenses and accrued costs totaling \$38,762, over budget by \$10,732.

YTD October 31, 2021, the Association incurred expenses and accrued costs totaling \$46,063, under budget by \$4,728.

As of October 31, 2021, replacement reserves totaled \$349,219.

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

Line Item	Variance Amt	Over/Under	Explanation
Neighborhood Landscape Contract-Common Area	\$ 316.08	Under	Less than anticipated
Neighborhood Landscape-Other	\$ 1,140.00	Under	Less than anticipated
Irrigation-Common Areas	\$ 14,760.39	Over	More than anticipated
Neighborhood Maintenance	\$ 4,882.43	Under	Less than anticipated
Maintenance-HC	\$ 1,333.32	Under	Less than anticipated
Maintenance-TH	\$ 800.00	Under	Less than anticipated
Maintenance-RH	\$ 2,500.00	Under	Less than anticipated
Neighborhood Property Insurance-HC	\$ 1,830.92	Under	Annual insurance less than anticipated
Neighborhood Property Insurance-TH	\$ 1,106.07	Under	Annual insurance less than anticipated
Neighborhood Property Insurance-RH	\$ 616.07	Under	Annual insurance less than anticipated
Neighborhood Contingency	\$ 833.32	Under	Less than anticipated

DELINQUENCY REPORT: None to Report

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
025-031R	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	Fine
025-042R	\$118.88	\$124.49	\$25.00	\$10.00	\$278.37	Past due assessment
025-054R	\$232.82	-\$191.17	\$0.00	\$0.00	\$41.65	Past due assessments
TOTALS	\$351.70	-\$66.68	\$25.00	\$60.00	\$370.02	

COMPLETED AND PENDING MAINTENANCE:

- * Storm Drain inspections being performed by IHCA weekly. Leaves are blown out during landscape vendors regular site visits.
- * Roof cleaning to be completed November 2020.
- * Gutter cleaning to be performed in November 2021
- * Handrail powder coating phase 2 completed June 2021. Phase 3 to occur in 2022.
- * Landcare continues to trim, edge, mow, and perform cleanup throughout community
- * Plant replacement to begin fall 2021
- * Irrigation start up completed May 2021. Shut down to be performed in Nov 2021
- * Phase 2 painting of the hillside cottages and town houses are complete
- * Quarterly landscape walks will take place with IHCA management and CS landscape committee in July, October, January and April
- * Dumpster areas cleaned weekly on Tuesdays

VIOLATIONS ISSUED:

None

Thank you for letting us serve your neighborhood.
Report submitted by Blair Krieg, AMS, CMCA - Community Manager
425-507-1121 Blair.k@ihcommunity.org

Balance Sheet (With Period Change)

Period = Oct 2021

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	4,569.75	1,183.51	3,386.24
1030-000	CIT -Operating Money Market	102,990.94	117,213.37	-14,222.43
1066-000	Certificate of Deposits - Reserve	125,750.00	125,687.50	62.50
1080-000	CIT - Reserve MM	223,468.69	243,424.48	-19,955.79
1090-000	TOTAL CASH	456,779.38	487,508.86	-30,729.48
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	-607.45	274.45	-881.90
1248-000	TOTAL ACCOUNTS RECEIVABLE	-607.45	274.45	-881.90
1990-000	TOTAL ASSETS	456,171.93	487,783.31	-31,611.38
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,399.85	1,014.86	384.99
2680-000	TOTAL OTHER LIABILITIES	1,399.85	1,014.86	384.99
2690-000	TOTAL LIABILITIES	1,399.85	1,014.86	384.99
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	112,628.03	112,628.03	0.00
2830-000	Current Year Reserve Transfers	-53,137.20	-39,851.85	-13,285.35
2850-000	Current Year Retained Earnings/Operating Fund	46,062.56	44,880.29	1,182.27
2855-000	Reserve Equity	349,218.69	369,111.98	-19,893.29
2990-000	TOTAL CAPITAL	454,772.08	486,768.45	-31,996.37
2999-000	TOTAL LIABILITIES & CAPITAL	456,171.93	487,783.31	-31,611.38

Crofton Springs Supplemental Neigh (s25) Budget Comparison

Period = Oct 2021

	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	8,848.00	9,559.00	-711.00	-7.44	38,710.00	38,236.00	474.00	1.24	114,708.00
3900-000 TOTAL OTHER INCOME	8,848.00	9,559.00	-711.00	-7.44	38,710.00	38,236.00	474.00	1.24	114,708.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	75.00	0.00	75.00	N/A	0.00
4045-000 Interest Income	26.92	0.00	26.92	N/A	104.32	0.00	104.32	N/A	0.00
4047-000 Interest Income-Reserves	118.68	0.00	118.68	N/A	470.52	0.00	470.52	N/A	0.00
4070-000 Neighborhood Assessments	16,101.22	18,558.83	-2,457.61	-13.24	75,957.76	74,235.32	1,722.44	2.32	222,706.00
4070-101 Neigh Assessment (Unit Specific) - HC	3,496.75	3,496.75	0.00	0.00	13,987.00	13,987.00	0.00	0.00	41,961.00
4070-102 Neigh Assessment (Unit Specific) - TH	3,100.58	3,100.58	0.00	0.00	12,402.32	12,402.32	0.00	0.00	37,207.00
4070-103 Neigh Assessment (Unit Specific) - RH	8,252.50	8,252.50	0.00	0.00	33,010.00	33,010.00	0.00	0.00	99,030.00
4390-000 TOTAL ASSOCIATION INCOME	31,096.65	33,408.66	-2,312.01	-6.92	136,006.92	133,634.64	2,372.28	1.78	400,904.00
4999-000 TOTAL REVENUE	39,944.65	42,967.66	-3,023.01	-7.04	174,716.92	171,870.64	2,846.28	1.66	515,612.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	2,594.92	2,594.92	0.00	0.00	10,379.68	10,379.68	0.00	0.00	31,139.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,430.00
7211-000 Neighborhood Legal Services	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
7213-000 Neighborhood Administrative Expense	0.00	16.67	16.67	100.00	0.00	66.68	66.68	100.00	200.00
7225-000 Neighborhood Garbage Removal	3,621.07	3,600.00	-21.07	-0.59	14,456.58	14,400.00	-56.58	-0.39	43,200.00
7226-000 Neighborhood Electric /Gas	12.70	12.50	-0.20	-1.60	50.99	50.00	-0.99	-1.98	150.00
7235-000 Neighborhood Landscape Maint-Contract/Comm. Area	5,204.06	5,283.08	79.02	1.50	20,816.24	21,132.32	316.08	1.50	63,397.00
7250-000 Neighborhood Landscape - Other	135.00	0.00	-135.00	N/A	360.00	1,500.00	1,140.00	76.00	6,000.00
7260-000 Neighborhood Irrigation-Common Areas	17,282.39	3,948.00	-13,334.39	-337.75	22,658.39	7,898.00	-14,760.39	-186.89	23,690.00
7265-000 Neigh Irrig Maint & Repairs	0.00	166.67	166.67	100.00	430.00	666.68	236.68	35.50	2,000.00
7266-000 Neighborhood Pest Control	71.57	0.00	-71.57	N/A	71.57	350.00	278.43	79.55	700.00
7266-101 Neigh Pest Control-HC	181.67	0.00	-181.67	N/A	181.67	250.00	68.33	27.33	500.00
7266-102 Neigh Pest Control-TH	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
7266-103 Neigh Pest Control-RH	0.00	0.00	0.00	N/A	578.05	750.00	171.95	22.93	1,500.00
7271-101 Neighborhood Gutter/Roof Maintenance-HC	0.00	33.33	33.33	100.00	0.00	133.32	133.32	100.00	400.00
7271-102 Neighborhood Gutter/Roof Maintenance-TH	0.00	33.33	33.33	100.00	0.00	133.32	133.32	100.00	400.00
7271-103 Neighborhood Gutter/Roof Maintenance-RH	0.00	41.67	41.67	100.00	330.30	166.68	-163.62	-98.16	500.00
7272-101 Neighborhood Gutter/Roof Cleaning - HC	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,541.00
7272-102 Neighborhood Gutter/Roof Cleaning-TH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,211.00
7272-103 Neighborhood Gutter/Roof Cleaning-RH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,973.00
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
7278-101 Neighborhood Dryer Vent Cleaning - HC	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	431.00
7278-102 Neighborhood Dryer Vent Cleaning - TH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	413.00
7278-103 Neighborhood Dryer Vent Cleaning - RH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	722.00

**Crofton Springs Supplemental Neigh (s25)
Budget Comparison**
Period = Oct 2021

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7279-000 Neighborhood Drain Line Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
7280-000 Neighborhood Maintenance	100.00	1,333.33	1,233.33	92.50	450.89	5,333.32	4,882.43	91.55	16,000.00
7280-101 Neighborhood Maintenance-HC	0.00	333.33	333.33	100.00	0.00	1,333.32	1,333.32	100.00	4,000.00
7280-102 Neighborhood Maintenance-TH	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,400.00
7280-103 Neighborhood Maintenance-RH	0.00	625.00	625.00	100.00	0.00	2,500.00	2,500.00	100.00	7,500.00
7288-101 HC - Neighborhood Property Insurance	0.00	0.00	0.00	N/A	4,369.08	6,200.00	1,830.92	29.53	6,200.00
7288-102 TH - Neighborhood Property Insurance	0.00	0.00	0.00	N/A	4,093.93	5,200.00	1,106.07	21.27	5,200.00
7288-103 RH - Neighborhood Property Insurance	0.00	0.00	0.00	N/A	11,190.99	11,807.00	616.01	5.22	11,807.00
7289-000 Neighborhood Contingency	0.00	208.33	208.33	100.00	0.00	833.32	833.32	100.00	2,500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	29,203.38	18,471.83	-10,731.55	-58.10	90,418.36	92,300.32	1,881.96	2.04	241,604.00
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	1,300.00
9830-000 Master Base Assessments	9,559.00	9,559.00	0.00	0.00	38,236.00	38,236.00	0.00	0.00	114,708.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	9,559.00	9,559.00	0.00	0.00	38,236.00	38,236.00	0.00	0.00	116,008.00
9940-000 TOTAL EXPENSES	38,762.38	28,030.83	-10,731.55	-38.28	128,654.36	130,536.32	1,881.96	1.44	357,612.00
9950-000 Excess (Deficiency) of Revenues over Expenses	1,182.27	14,936.83	-13,754.56	-92.08	46,062.56	41,334.32	4,728.24	11.44	158,000.00
Less Reserve Items:									
Reserve Contributions	-13,166.67	-13,166.67	0.00	0.00	-39,500.01	-39,500.01	0.00	0	-158,000.00
Reserve Interest Income	-118.68	0.00	-118.68	N/A	-470.52	0.00	-470.52	N/A	0.00
	-13,285.35	-13,166.67	-118.68	-0.90	-39,970.53	-39,500.01	-470.52	-1.19	-158,000.00
Operating Excess (Deficiency) of Rev over Exp	-12,103.08	1,770.16	-13,873.24	-783.73	6,092.03	1,834.31	4,257.72	232.12	0.00
Reserve Expenses:									
112 - Metal Site Rail - Refinish/Paint						9,510.00			9,510.00
138 - Gazebo - Repair/Replace						6,080.00			6,080.00
142 - Trellis - Repair/Replace						4,070.00			4,070.00
147 - Trash Enclosures - Repair/Replace						45,200.00			45,200.00
150 - Wood Implements - Stain/Paint						5,305.00			5,305.00
535 - Full Exterior - Paint/Caulk (TH)	33,178.64				33,178.64	39,655.00			39,655.00
533 - Full Exterior - Paint/Caulk (HC)					46,121.66	63,800.00			63,800.00
548 - Elastometric Decks - Clean/Seal (RH)						15,100.00			15,100.00
544 - Wood Decks - Clean/Seal (TH)						6,745.00			6,745.00
549 - Elastometric Decks - Clean/Seal (TH)						6,490.00			6,490.00
RH 1911 Drywall Repair					1,584.28				

Statement (12 months)

Period = Jul 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		Jul 2021	Aug 2021	Sep 2021	Oct 2021	Total
3000-000	INCOME					
3500-000	OTHER INCOME					
3590-000	IHCA Master Base Assess. Income	11,139.00	9,243.00	9,480.00	8,848.00	38,710.00
3900-000	TOTAL OTHER INCOME	11,139.00	9,243.00	9,480.00	8,848.00	38,710.00
3999-000	TOTAL PM INCOME	11,139.00	9,243.00	9,480.00	8,848.00	38,710.00
4010-000	ASSOCIATION INCOME					
4020-000	Late Fees / NSF	0.00	25.00	50.00	0.00	75.00
4045-000	Interest Income	25.59	26.91	24.90	26.92	104.32
4047-000	Interest Income-Reserves	115.47	117.91	118.46	118.68	470.52
4070-000	Neighborhood Assessments	24,725.82	17,325.60	17,805.12	16,101.22	75,957.76
4070-101	Neigh Assessment (Unit Specific) - HC	3,496.75	3,496.75	3,496.75	3,496.75	13,987.00
4070-102	Neigh Assessment (Unit Specific) - TH	3,100.58	3,100.58	3,100.58	3,100.58	12,402.32
4070-103	Neigh Assessment (Unit Specific) - RH	8,252.50	8,252.50	8,252.50	8,252.50	33,010.00
4390-000	TOTAL ASSOCIATION INCOME	39,716.71	32,345.25	32,848.31	31,096.65	136,006.92
4999-000	TOTAL REVENUE	50,855.71	41,588.25	42,328.31	39,944.65	174,716.92
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	2,594.92	2,594.92	2,594.92	2,594.92	10,379.68
7225-000	Neighborhood Garbage Removal	3,664.71	3,634.27	3,536.53	3,621.07	14,456.58
7226-000	Neighborhood Electric /Gas	12.77	12.70	12.82	12.70	50.99
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	5,204.06	5,204.06	5,204.06	5,204.06	20,816.24
7250-000	Neighborhood Landscape - Other	225.00	0.00	0.00	135.00	360.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	5,376.00	0.00	17,282.39	22,658.39
7265-000	Neigh Irrig Maint & Repairs	350.00	80.00	0.00	0.00	430.00
7266-000	Neighborhood Pest Control	0.00	0.00	0.00	71.57	71.57
7266-101	Neigh Pest Control-HC	0.00	0.00	0.00	181.67	181.67
7266-103	Neigh Pest Control-RH	71.57	253.24	253.24	0.00	578.05
7271-103	Neighborhood Gutter/Roof Maintenance-RH	330.30	0.00	0.00	0.00	330.30
7280-000	Neighborhood Maintenance	0.00	0.00	350.89	100.00	450.89
7288-101	HC - Neighborhood Property Insurance	4,369.08	0.00	0.00	0.00	4,369.08
7288-102	TH - Neighborhood Property Insurance	4,093.93	0.00	0.00	0.00	4,093.93
7288-103	RH - Neighborhood Property Insurance	11,190.99	0.00	0.00	0.00	11,190.99
7290-000	TOTAL NEIGHBORHOOD EXPENSES	32,107.33	17,155.19	11,952.46	29,203.38	90,418.36
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9830-000	Master Base Assessments	9,559.00	9,559.00	9,559.00	9,559.00	38,236.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	9,559.00	9,559.00	9,559.00	9,559.00	38,236.00
9940-000	TOTAL EXPENSES	41,666.33	26,714.19	21,511.46	38,762.38	128,654.36
9950-000	Excess (Deficiency) of Revenues over Expenses	9,189.38	14,874.06	20,816.85	1,182.27	46,062.56

Expense Distribution

Property=s25 AND mm/yy=10/2021-10/2021

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
2855-000 - Reserve Equity										
hansen - Hansen's Quality Painting, Inc	P-76951	s25	12269	10/04/2021	10/2021	33,178.64	0.00	195	10/26/2021	TH Exterior Painting
Total 2855-000 - Reserve Equity						33,178.64	0.00			
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-76928	s25	0003672077	10/01/2021	10/2021	341.28	0.00	1440	10/13/2021	Customer #067416
clesca - Recology King County	P-76929	s25	0003672078	10/01/2021	10/2021	341.28	0.00	1440	10/13/2021	Customer #067422
clesca - Recology King County	P-76930	s25	0003672079	10/01/2021	10/2021	369.46	0.00	1440	10/13/2021	Customer #067429
clesca - Recology King County	P-76931	s25	0003672081	10/01/2021	10/2021	482.35	0.00	1440	10/13/2021	Customer #067439
clesca - Recology King County	P-76932	s25	0003672082	10/01/2021	10/2021	270.22	0.00	1440	10/13/2021	Customer #067447
clesca - Recology King County	P-76933	s25	0003672083	10/01/2021	10/2021	237.63	0.00	1440	10/13/2021	Customer #067452
clesca - Recology King County	P-76934	s25	0003672084	10/01/2021	10/2021	498.65	0.00	1440	10/13/2021	Customer #067456
clesca - Recology King County	P-76935	s25	0003672085	10/01/2021	10/2021	369.46	0.00	1440	10/13/2021	Customer #067459
clesca - Recology King County	P-76936	s25	0003672080	10/01/2021	10/2021	369.46	0.00	1440	10/13/2021	Customer #067435
clesca - Recology King County	P-76937	s25	0003672076	10/01/2021	10/2021	341.28	0.00	1440	10/13/2021	Customer #067408
Total 7225-000 - Neighborhood Garbage...						3,621.07	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-76753	s25	43276753	10/01/2021	10/2021	12.70	0.00	1439	10/12/2021	Account #200021421157
Total 7226-000 - Neighborhood Electric /Gas						12.70	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-76608	s25	453265	10/01/2021	10/2021	5,204.06	0.00	1443	10/26/2021	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						5,204.06	0.00			
7250-000 - Neighborhood Landscape - Other										
jbinst - JB Instant Lawn	P-76967	s25	827083	10/12/2021	10/2021	135.00	0.00	1442	10/26/2021	Tree Replacements
Total 7250-000 - Neighborhood Landscap...						135.00	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-76801	s25	21376801	10/01/2021	10/2021	10,550.24	0.00	1438	10/12/2021	Account #30-0028-00
citiss - City of Issaquah	P-76822	s25	23576822	10/01/2021	10/2021	6,732.15	0.00	1438	10/12/2021	Account #30-2600-00
Total 7260-000 - Neighborhood Irrigatio...						17,282.39	0.00			
7266-000 - Neighborhood Pest Control										
eagpes - Eagle Pest Eliminators, Inc.	P-76970	s25	242266	10/20/2021	10/2021	71.57	0.00	1441	10/26/2021	RH 1887 - Rodent Control
Total 7266-000 - Neighborhood Pest Control						71.57	0.00			
7266-101 - Neigh Pest Control-HC										
eagpes - Eagle Pest Eliminators, Inc.	P-76588	s25	241180	10/05/2021	10/2021	181.67	0.00	1436	10/08/2021	1911 RH Rodent Control
Total 7266-101 - Neigh Pest Control-HC						181.67	0.00			

Expense Distribution

Property=s25 AND mm/yy=10/2021-10/2021

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7280-000 - Neighborhood Maintenance										
isscom - Issaquah Highlands Communit...	P-76624	s25	S25 Land BB 10/2021	10/06/2021	10/2021	50.00	0.00	1437	10/08/2021	W/O #4611 Clean Stream
isscom - Issaquah Highlands Communit...	P-76625	s25	025 Land BB 10/2021	10/06/2021	10/2021	50.00	0.00	1437	10/08/2021	W/O #4621 Wasp Nest
Total 7280-000 - Neighborhood Maintenance						100.00	0.00			
						59,787.10	0.00			