

Crofton @ Village Green
FINANCIAL REPORT
Manager's Report for the month ending July 31, 2022

FINANCIAL SUMMARY:

As of July 31, 2022, operating cash totaled -\$17,498, unpaid assessments (receivables) totaled \$318, and 'other' cash (or cash equivalents) totaled \$858,005, for total assets of \$840,826.

Operating liabilities totaled \$161, prepaid assessments totaled \$0, and 'other' liabilities totaled \$0, for total liabilities of \$161.

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

For the month ending July 31, 2022, the Association incurred expenses and accrued costs totaling \$36,172, under budget by \$7,294.

YTD July 31, 2022, the Association incurred expenses and accrued costs totaling \$36,172, under budget by \$7,294.

As of July 31, 2022, replacement reserves totaled \$705,841.

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

Line Item	Variance Amt	Over/Under	Explanation
Landscape Other- 48/52	\$ 3,800	Under	Not yet performed
Landscape Other- 29/30/40	\$ 750	Under	Not yet performed
Neighborhood Maintenance 48/52	\$ 833	Under	None performed year to date
Neighborhood Maintenance 29/30/40	\$ 583	Under	None performed year to date
Repairs & Maintenance Common Area	\$ 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	\$1,200.36	\$0.00	\$0.00	\$0.00	\$1,200.36	Past due assessments
052-0007	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Past due assessments
TOTALS	\$1,200.36	\$0.00	\$0.00	\$0.00	\$1,200.36	

*Gutter & roof cleaning on attached homes to be completed November 2022

*Dryer vent cleaning to be performed September 2022

* Deck repairs and re-coating be performed to carriage houses summer/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 = Jul 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	-17,497.52	5,905.33	-23,402.85
1030-000	CIT -Operating Money Market	152,164.25	134,547.21	17,617.04
1066-000	Certificate of Deposits - Reserve	302,475.00	302,400.00	75.00
1080-000	CIT - Reserve MM	403,365.96	393,983.52	9,382.44
1090-000	TOTAL CASH	840,507.69	836,836.06	3,671.63
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	318.05	0.00	318.05
1248-000	TOTAL ACCOUNTS RECEIVABLE	318.05	0.00	318.05
1990-000	TOTAL ASSETS	840,825.74	836,836.06	3,989.68
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
1999-000	ACCOUNTS PAYABLE			
2000-000	Accounts Payable-Trade	161.46	0.00	161.46
2205-000	TOTAL ACCOUNTS PAYABLE	161.46	0.00	161.46
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	0.00	5,019.11	-5,019.11
2680-000	TOTAL OTHER LIABILITIES	0.00	5,019.11	-5,019.11
2690-000	TOTAL LIABILITIES	161.46	5,019.11	-4,857.65
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	135,433.43	94,711.11	40,722.32
2830-000	Current Year Reserve Transfers	-13,491.97	-150,898.21	137,406.24
2850-000	Current Year Retained Earnings/Operating Fund	12,881.86	191,620.53	-178,738.67
2855-000	Reserve Equity	705,840.96	696,383.52	9,457.44
2990-000	TOTAL CAPITAL	840,664.28	831,816.95	8,847.33
2999-000	TOTAL LIABILITIES & CAPITAL	840,825.74	836,836.06	3,989.68

Crofton at Village Green-IHCA (scvg)
Budget Comparison
 Period = Jul 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	10,960.00	8,560.00	2,400.00	28.04	10,960.00	8,560.00	2,400.00	28.04	102,720.00
3900-000 TOTAL OTHER INCOME	10,960.00	8,560.00	2,400.00	28.04	10,960.00	8,560.00	2,400.00	28.04	102,720.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	32.62	0.00	32.62	N/A	32.62	0.00	32.62	N/A	0.00
4047-000 Interest Income-Reserves	158.64	0.00	158.64	N/A	158.64	0.00	158.64	N/A	0.00
4070-000 Neighborhood Assessments	25,393.07	19,626.70	5,766.37	29.38	25,393.07	19,626.70	5,766.37	29.38	235,520.40
4070-029 Neighborhood Assessment 29/30/40	12,509.18	10,900.88	1,608.30	14.75	12,509.18	10,900.88	1,608.30	14.75	130,810.60
4390-000 TOTAL ASSOCIATION INCOME	38,093.51	30,527.58	7,565.93	24.78	38,093.51	30,527.58	7,565.93	24.78	366,331.00
4999-000 TOTAL REVENUE	49,053.51	39,087.58	9,965.93	25.50	49,053.51	39,087.58	9,965.93	25.50	469,051.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	837.75	837.75	0.00	0.00	837.75	837.75	0.00	0.00	10,053.00
7201-029 Neighborhood Management Fees - 29/30/40	658.50	658.50	0.00	0.00	658.50	658.50	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	0.00	0.00	0.00	N/A	215.00
7221-000 Neighborhood Residential Water	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,400.00
7225-000 Neighborhood Garbage Removal	2,212.05	2,491.67	279.62	11.22	2,212.05	2,491.67	279.62	11.22	29,900.00
7226-000 Neighborhood Electric /Gas	288.33	333.33	45.00	13.50	288.33	333.33	45.00	13.50	4,000.00
7240-000 Neighborhood Landscape - Contract / Yards	3,083.09	3,159.67	76.58	2.42	3,083.09	3,159.67	76.58	2.42	37,916.00
7240-029 Neighborhood Landscape-Contract - 29/30/40	869.59	875.00	5.41	0.62	869.59	875.00	5.41	0.62	10,500.00
7250-000 Neighborhood Landscape - Other	0.00	3,800.00	3,800.00	100.00	0.00	3,800.00	3,800.00	100.00	10,000.00
7250-029 Neighborhood Landscape-Non-contract - 29/30/40	0.00	750.00	750.00	100.00	0.00	750.00	750.00	100.00	3,500.00
7260-000 Neighborhood Irrigation-Common Areas	11.34	100.00	88.66	88.66	11.34	100.00	88.66	88.66	21,000.00
7260-029 Neighborhood Irrig-Water - 29/30/40	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	8,000.00
7265-000 Neigh Irrig Maint & Repairs	90.00	150.00	60.00	40.00	90.00	150.00	60.00	40.00	2,200.00
7265-029 Neighborhood Irrig R&M - 29/30/40	90.00	75.00	-15.00	-20.00	90.00	75.00	-15.00	-20.00	2,000.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	750.00
7266-029 Neighborhood Pest Control - 29/30/40	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	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	83.33	83.33	100.00	1,000.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	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	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	415.00
7278-029 Dryer Vent Cleaning 29/30/40	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,405.00
7280-000 Neighborhood Maintenance	0.00	833.33	833.33	100.00	0.00	833.33	833.33	100.00	10,000.00
7280-029 Neighborhood Maintenance - 29/30/40	0.00	583.33	583.33	100.00	0.00	583.33	583.33	100.00	7,000.00
7280-100 Repairs & Maint - CA	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00

Crofton at Village Green-IHCA (scvg) Budget Comparison

Period = Jul 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7288-000 Neighborhood Property Insurance	5,960.52	6,000.00	39.48	0.66	5,960.52	6,000.00	39.48	0.66	6,000.00
7288-029 Neighborhood Property Insurance - 29/30/40	13,510.48	13,600.00	89.52	0.66	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	66.67	66.67	100.00	800.00
7289-029 Neighborhood Contingency - 29/30/40	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00	100.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	27,611.65	34,905.91	7,294.26	20.90	27,611.65	34,905.91	7,294.26	20.90	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	8,560.00	8,560.00	0.00	0.00	102,720.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	8,560.00	8,560.00	0.00	0.00	8,560.00	8,560.00	0.00	0.00	103,650.00
9940-000 TOTAL EXPENSES	36,171.65	43,465.91	7,294.26	16.78	36,171.65	43,465.91	7,294.26	16.78	309,051.00
9950-000 Excess (Deficiency) of Revenues over Expenses	12,881.86	-4,378.33	17,260.19	394.22	12,881.86	-4,378.33	17,260.19	394.22	160,000.00
Less Reserve Items:									
Reserve Contributions	-13,333.33	-13,333.33	0.00	0.00	-13,333.33	-13,333.33	0.00	0.00	-160,000.00
Reserve Interest Income	-158.64	0.00	-158.64	N/A	-158.64	0.00	-158.64	N/A	0.00
	-13,491.97	-13,333.33	-158.64	-1.19	-13,491.97	-13,333.33	-158.64	-1.19	-160,000.00
Operating Excess (Deficiency) of Rev over Exp	-610.11	-17,711.66	17,101.55	96.56	-610.11	-17,711.66	17,101.55	96.56	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	4,034.53	4,035.53

Statement (12 months)

Period = Jul 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Total
3000-000	INCOME		
3500-000	OTHER INCOME		
3590-000	IHCA Master Base Assess. Income	10,960.00	10,960.00
3900-000	TOTAL OTHER INCOME	10,960.00	10,960.00
3999-000	TOTAL PM INCOME	10,960.00	10,960.00
4010-000	ASSOCIATION INCOME		
4045-000	Interest Income	32.62	32.62
4047-000	Interest Income-Reserves	158.64	158.64
4070-000	Neighborhood Assessments	25,393.07	25,393.07
4070-029	Neighborhood Assessment 29/30/40	12,509.18	12,509.18
4390-000	TOTAL ASSOCIATION INCOME	38,093.51	38,093.51
4999-000	TOTAL REVENUE	49,053.51	49,053.51
6000-000	EXPENSES		
7200-000	NEIGHBORHOOD EXPENSES		
7201-000	Neighborhood Management Fees	837.75	837.75
7201-029	Neighborhood Management Fees - 29/30/40	658.50	658.50
7225-000	Neighborhood Garbage Removal	2,212.05	2,212.05
7226-000	Neighborhood Electric /Gas	288.33	288.33
7240-000	Neighborhood Landscape - Contract / Yards	3,083.09	3,083.09
7240-029	Neighborhood Landscape-Contract - 29/30/40	869.59	869.59
7260-000	Neighborhood Irrigation-Common Areas	11.34	11.34
7265-000	Neigh Irrig Maint & Repairs	90.00	90.00
7265-029	Neighborhood Irrig R&M - 29/30/40	90.00	90.00
7288-000	Neighborhood Property Insurance	5,960.52	5,960.52
7288-029	Neighborhood Property Insurance - 29/30/40	13,510.48	13,510.48
7290-000	TOTAL NEIGHBORHOOD EXPENSES	27,611.65	27,611.65
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION		
9830-000	Master Base Assessments	8,560.00	8,560.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	8,560.00	8,560.00
9940-000	TOTAL EXPENSES	36,171.65	36,171.65
9950-000	Excess (Deficiency) of Revenues over Expenses	12,881.86	12,881.86

Expense Distribution

Property=scvg AND mm/yy=07/2022-07/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
2075-000 - A/P Reimbursements										
t0004081 - Leith	P-80241	scvg	040-0012	07/08/2022	07/2022	298.45	0.00	1590	07/12/2022	Reimb HO Overpaid Assessments
Total 2075-000 - A/P Reimbursements						298.45	0.00			
2855-000 - Reserve Equity										
rwhand - RW Anderson Services, Inc.	P-80419	scvg	37960	07/21/2022	07/2022	4,034.53	0.00	159	07/29/2022	2313 Dry Rot Repair
Total 2855-000 - Reserve Equity						4,034.53	0.00			
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-80231	scvg	0003969849	07/01/2022	07/2022	507.60	0.00	1591	07/15/2022	Customer #068956
clesca - Recology King County	P-80232	scvg	0003969857	07/01/2022	07/2022	944.89	0.00	1592	07/15/2022	Customer #069212
clesca - Recology King County	P-80233	scvg	0003969858	07/01/2022	07/2022	376.46	0.00	1593	07/15/2022	Customer #069213
clesca - Recology King County	P-80234	scvg	0003969859	07/01/2022	07/2022	383.10	0.00	1594	07/15/2022	Customer #069215
Total 7225-000 - Neighborhood Garbage...						2,212.05	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-80353	scvg	1654417780353	07/01/2022	07/2022	19.89	0.00	1597	07/20/2022	Account #220016544177
pugsou - Puget Sound Energy	P-80357	scvg	44680357	07/01/2022	07/2022	11.38	0.00	1597	07/20/2022	Account #200011558844
pugsou - Puget Sound Energy	P-80374	scvg	1669518580374	07/01/2022	07/2022	22.85	0.00	1597	07/20/2022	Acct #220016695185
pugsou - Puget Sound Energy	P-80391	scvg	2337187980391	07/01/2022	07/2022	17.97	0.00	1597	07/20/2022	Account #220023371879
pugsou - Puget Sound Energy	P-80394	scvg	1703859180394	07/01/2022	07/2022	13.33	0.00	1597	07/20/2022	Account #220017038591
pugsou - Puget Sound Energy	P-80398	scvg	44880398	07/01/2022	07/2022	16.34	0.00	1597	07/20/2022	Account #200011557911
pugsou - Puget Sound Energy	P-80399	scvg	44780399	07/01/2022	07/2022	11.50	0.00	1597	07/20/2022	Account #200011558620
pugsou - Puget Sound Energy	P-80403	scvg	46580403	07/01/2022	07/2022	13.61	0.00	1597	07/20/2022	Account #200011558166
pugsou - Puget Sound Energy	P-80442	scvg	45880442	07/01/2022	07/2022	16.14	16.14			Account #200009026283
pugsou - Puget Sound Energy	P-80443	scvg	46180443	07/01/2022	07/2022	15.08	15.08			Account #200009019981
pugsou - Puget Sound Energy	P-80444	scvg	45280444	07/01/2022	07/2022	20.57	20.57			Account #200009019551
pugsou - Puget Sound Energy	P-80445	scvg	46280445	07/01/2022	07/2022	19.17	19.17			Account #200009026507
pugsou - Puget Sound Energy	P-80446	scvg	46380446	07/01/2022	07/2022	31.52	31.52			Account #200009019775
pugsou - Puget Sound Energy	P-80447	scvg	45380447	07/01/2022	07/2022	13.23	13.23			Account #200009025434
pugsou - Puget Sound Energy	P-80448	scvg	45680448	07/01/2022	07/2022	13.23	13.23			Account #200009025186
pugsou - Puget Sound Energy	P-80449	scvg	45580449	07/01/2022	07/2022	15.79	15.79			Account #200009019346
pugsou - Puget Sound Energy	P-80450	scvg	45980450	07/01/2022	07/2022	16.73	16.73			Account #200009026077
Total 7226-000 - Neighborhood Electric /Gas						288.33	161.46			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-80195	scvg	531492	07/01/2022	07/2022	3,083.09	0.00	1595	07/15/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						3,083.09	0.00			
7240-029 - Neighborhood Landscape-Con...										
landcare - LandCare USA LLC	P-80195	scvg	531492	07/01/2022	07/2022	869.59	0.00	1595	07/15/2022	Contract Landscaping

Expense Distribution

Property=scvg AND mm/yy=07/2022-07/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
Total 7240-029 - Neighborhood Landsc...						869.59	0.00			
7260-000 - Neighborhood Irrigation-Com...										
pugsou - Puget Sound Energy	P-80395	scvg	2281413580395	07/01/2022	07/2022	11.34	0.00	1597	07/20/2022	Account #220022814135
Total 7260-000 - Neighborhood Irrigatio...						11.34	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
certba - Certified Backflow Testing, Inc.	P-80408	scvg	81206	07/18/2022	07/2022	90.00	0.00	1596	07/20/2022	Backflow Testing
Total 7265-000 - Neigh Irrig Maint & Repairs						90.00	0.00			
7265-029 - Neighborhood Irrig R&M - 29/...										
certba - Certified Backflow Testing, Inc.	P-80408	scvg	81206	07/18/2022	07/2022	90.00	0.00	1596	07/20/2022	Backflow Testing
Total 7265-029 - Neighborhood Irrig R&M ...						90.00	0.00			
7288-000 - Neighborhood Property Insurance										
ihg - AIS Affinity Insurance Agency, Inc	P-80425	scvg	101533837	07/20/2022	07/2022	5,960.52	0.00	1598	07/29/2022	Policy #IHG1000803-02
Total 7288-000 - Neighborhood Property I...						5,960.52	0.00			
7288-029 - Neighborhood Property Insura...										
ihg - AIS Affinity Insurance Agency, Inc	P-80425	scvg	101533837	07/20/2022	07/2022	13,510.48	0.00	1598	07/29/2022	Policy #IHG1000803-02
Total 7288-029 - Neighborhood Property I...						13,510.48	0.00			
						30,448.38	161.46			