

Crofton Springs

FINANCIAL REPORT

Manager's Report for the month ending October 31, 2022

FINANCIAL SUMMARY:

As of October 31, 2022, operating cash totaled \$9,819, unpaid assessments (receivables) totaled \$1,451, and 'other' cash (or cash equivalents) totaled \$624,590, for total assets of \$635,860.

Operating liabilities totaled \$0, prepaid assessments totaled \$1,482, and 'other' liabilities totaled \$0, for total liabilities of \$1,482.

The Association ended the month in a positive cash position of \$634,378.

For the month ending October 31, 2022, the Association incurred expenses and accrued costs totaling \$35,910, over budget by \$7,075.

YTD October 31, 2022, the Association incurred expenses and accrued costs totaling \$133,413, under budget by \$427.

As of October 31, 2022, replacement reserves totaled \$579,796.

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

Line Item	Variance Amt	Over/Under	Explanation
Garbage Removal	\$ 899.41	Over	More than anticipated
Neighborhood Landscape Contract-Common Area	\$ 325.92	Under	Less than anticipated
Landscape-Other	\$ 1,300.00	Under	Not yet performed
Neighborhood Irrigation	\$ 8,866.28	Over	Just received water bill
Neighborhood Irrigation Maint & Repairs	\$ 576.68	Under	Not yet performed
Gutter/Roof Maintenance-RH	\$ 400.00	Under	Less than anticipated
Dryer Vent Cleaning-HC	\$ 880.80	Over	Annual dryer vent cleaning performed
Dryer Vent Cleaning-TH	\$ 495.45	Over	Annual dryer vent cleaning performed
Dryer Vent Cleaning-RH	\$ 1,354.23	Over	Annual dryer vent cleaning performed
Neighborhood Maintenance	\$ 4,983.22	Under	Less than anticipated
Neighborhood Maintenance -HC	\$ 1,069.70	Under	Less than anticipated
Neighborhood Maintenance -TH	\$ 833.32	Under	Less than anticipated
Neighborhood Property Insurance-HC	\$ 363.25	Under	Annual insurance less than anticipated
Neighborhood Property Insurance-RH	\$ 704.63	Under	Annual insurance less than anticipated
Contingency	\$ 833.32	Under	No expenses YTD

DELINQUENCY REPORT: None to Report

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
025-084R	\$504.14	\$374.14	\$0.00	\$73.41	\$951.69	Past due assessments
025-089R	\$0.00	\$425.56	\$0.00	\$0.00	\$425.56	Past due assessments
025P026G	\$0.00	\$6.99	\$0.00	\$0.00	\$6.99	Past due assessments
025P078A	\$0.06	\$20.55	\$0.00	\$0.00	\$20.61	Past due assessments
025P078G	\$0.00	\$22.26	\$0.00	\$0.00	\$22.26	Past due assessments
025P078I	\$3.87	\$0.00	\$0.00	\$0.00	\$3.87	Past due assessments
025P078J	\$6.59	\$6.59	\$0.00	\$6.59	\$19.77	Past due assessments
TOTALS	\$514.66	\$856.09	\$0.00	\$80.00	\$1,450.75	

COMPLETED AND PENDING MAINTENANCE:

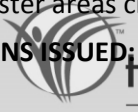
- * Internal walkway signage to be installed winter 2022/23
- * Parking lot re-stripe of spots completed October 2022.
- * Dumpster enclosure repairs began September 2022
- * Crofton Springs community name to be installed on all map signs winter 22/23
- * Trip hazards to be repaired in 2022
- * Storm Drain inspections being performed by IHCA weekly. Leaves are blown out during landscape vendors regular site visits.
- * Annual Roof & Gutter cleaning to be performed November 2022
- * Handrail powder coating phase 2 completed June 2021. Phase 3 to occur in 2023
- * Landcare continues to trim, edge, mow, and perform cleanup throughout community
- * Fall plant replacement to begin November 2022
- * Irrigation winterization to occur November 2022
- * Painting of the row houses, hillside cottages and town houses are complete as of summer 2021
- * Quarterly landscape walks will take place with IHCA management and CS landscape committee in June, September, December and March

* Exterior dryer vent cleaning performed to RH, TH, and HC September 2022

* Dumpster areas cleaned weekly on Tuesdays

VIOLATIONS ISSUED:

None



**ISSAQUAH
HIGHLANDS**

**COMMUNITY
ASSOCIATION**

MAINTAINING

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 = Oct 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	9,818.69	6,285.31	3,533.38
1030-000	CIT -Operating Money Market	44,794.42	84,484.22	-39,689.80
1066-000	Certificate of Deposits - Reserve	126,125.00	126,093.75	31.25
1080-000	CIT - Reserve MM	453,671.02	412,524.67	41,146.35
1090-000	TOTAL CASH	634,409.13	629,387.95	5,021.18
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	1,450.75	3,679.81	-2,229.06
1248-000	TOTAL ACCOUNTS RECEIVABLE	1,450.75	3,679.81	-2,229.06
1990-000	TOTAL ASSETS	635,859.88	633,067.76	2,792.12
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,481.66	1,563.87	-82.21
2680-000	TOTAL OTHER LIABILITIES	1,481.66	1,563.87	-82.21
2690-000	TOTAL LIABILITIES	1,481.66	1,563.87	-82.21
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	94,310.83	94,310.83	0.00
2830-000	Current Year Reserve Transfers	-87,582.94	-42,835.62	-44,747.32
2850-000	Current Year Retained Earnings/Operating Fund	47,854.31	41,410.26	6,444.05
2855-000	Reserve Equity	579,796.02	538,618.42	41,177.60
2990-000	TOTAL CAPITAL	634,378.22	631,503.89	2,874.33
2999-000	TOTAL LIABILITIES & CAPITAL	635,859.88	633,067.76	2,792.12

Crofton Springs Supplemental Neigh (s25)
Budget Comparison
 Period = Oct 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	9,520.00	9,680.00	-160.00	-1.65	39,200.00	38,720.00	480.00	1.24	116,160.00
3900-000 TOTAL OTHER INCOME	9,520.00	9,680.00	-160.00	-1.65	39,200.00	38,720.00	480.00	1.24	116,160.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	-294.78	0.00	-294.78	N/A	-269.78	0.00	-269.78	N/A	0.00
4045-000 Interest Income	21.08	0.00	21.08	N/A	84.57	0.00	84.57	N/A	0.00
4047-000 Interest Income-Reserves	119.65	0.00	119.65	N/A	455.26	0.00	455.26	N/A	0.00
4060-000 Owner Base Assessments	-320.00	0.00	-320.00	N/A	0.00	0.00	0.00	N/A	0.00
4070-000 Neighborhood Assessments	18,258.03	20,074.08	-1,816.05	-9.05	81,597.42	80,296.32	1,301.10	1.62	240,889.00
4070-101 Neigh Assessment (Unit Specific) - HC	3,540.75	3,540.75	0.00	0.00	14,163.00	14,163.00	0.00	0.00	42,489.00
4070-102 Neigh Assessment (Unit Specific) - TH	3,123.58	3,123.58	0.00	0.00	12,494.32	12,494.32	0.00	0.00	37,483.00
4070-103 Neigh Assessment (Unit Specific) - RH	8,385.67	8,385.67	0.00	0.00	33,542.68	33,542.68	0.00	0.00	100,628.00
4390-000 TOTAL ASSOCIATION INCOME	32,833.98	35,124.08	-2,290.10	-6.52	142,067.47	140,496.32	1,571.15	1.12	421,489.00
4999-000 TOTAL REVENUE	42,353.98	44,804.08	-2,450.10	-5.47	181,267.47	179,216.32	2,051.15	1.14	537,649.00
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	3,723.97	3,680.83	-43.14	-1.17	15,622.73	14,723.32	-899.41	-6.11	44,170.00
7226-000 Neighborhood Electric /Gas	12.63	12.50	-0.13	-1.04	50.19	50.00	-0.19	-0.38	150.00
7235-000 Nighborhd Lndscpe Maint-Contract/Comm. Area	5,360.19	5,441.67	81.48	1.50	21,440.76	21,766.68	325.92	1.50	65,300.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	450.00	1,750.00	1,300.00	74.29	7,000.00
7260-000 Neighborhood Irrigation-Common Areas	14,093.31	4,250.00	-9,843.31	-231.61	17,366.28	8,500.00	-8,866.28	-104.31	25,500.00
7265-000 Neigh Irrig Maint & Repairs	0.00	166.67	166.67	100.00	90.00	666.68	576.68	86.50	2,000.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	120.00	350.00	230.00	65.71	700.00
7266-101 Neigh Pest Control-HC	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	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	434.91	0.00	-434.91	N/A	1,012.96	800.00	-212.96	-26.62	1,600.00
7271-101 Neighborhood Gutter/Roof Maintenance-HC	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
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	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
7272-101 Neighborhood Gutter/Roof Cleaning - HC	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,550.00
7272-102 Neighborhood Gutter/Roof Cleaning-TH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,250.00
7272-103 Neighborhood Gutter/Roof Cleaning-RH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,000.00
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	880.80	0.00	-880.80	N/A	450.00
7278-102 Nighborhood Dryer Vent Cleaning - TH	0.00	0.00	0.00	N/A	495.45	0.00	-495.45	N/A	450.00
7278-103 Neighborhood Dryer Vent Cleaning - RH	0.00	0.00	0.00	N/A	1,354.23	0.00	-1,354.23	N/A	800.00

Crofton Springs Supplemental Neigh (s25) Budget Comparison

Period = Oct 2022

		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	1,000.00
7280-000	Neighborhood Maintenance	0.00	1,333.33	1,333.33	100.00	350.00	5,333.32	4,983.32	93.44	16,000.00
7280-101	Neighborhood Maintenance-HC	0.00	350.00	350.00	100.00	330.30	1,400.00	1,069.70	76.41	4,200.00
7280-102	Neighborhood Maintenance-TH	0.00	208.33	208.33	100.00	0.00	833.32	833.32	100.00	2,500.00
7280-103	Neighborhood Maintenance-RH	0.00	666.67	666.67	100.00	2,504.78	2,666.68	161.90	6.07	8,000.00
7288-101	HC - Neighborhood Property Insurance	0.00	0.00	0.00	N/A	5,936.75	6,300.00	363.25	5.77	6,300.00
7288-102	TH - Neighborhood Property Insurance	0.00	0.00	0.00	N/A	5,002.88	5,300.00	297.12	5.61	5,300.00
7288-103	RH - Neighborhood Property Insurance	0.00	0.00	0.00	N/A	11,295.37	12,000.00	704.63	5.87	12,000.00
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	26,219.93	19,154.92	-7,065.01	-36.88	94,683.16	95,119.68	436.52	0.46	250,189.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000	NSF Fees	10.00	0.00	-10.00	N/A	10.00	0.00	-10.00	N/A	0.00
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	9,680.00	9,680.00	0.00	0.00	38,720.00	38,720.00	0.00	0.00	116,160.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	9,690.00	9,680.00	-10.00	-0.10	38,730.00	38,720.00	-10.00	-0.03	117,460.00
9940-000	TOTAL EXPENSES	35,909.93	28,834.92	-7,075.01	-24.54	133,413.16	133,839.68	426.52	0.32	367,649.00
9950-000	Excess (Deficiency) of Revenues over Expenses	6,444.05	15,969.16	-9,525.11	-59.65	47,854.31	45,376.64	2,477.67	5.46	170,000.00
Less Reserve Items:										
	Reserve Contributions	-14,166.67	-14,166.67	0.00	0.00	-87,127.68	-87,127.68	0.00	0	-170,000.00
	Reserve Interest Income	-119.65	0.00	-119.65	N/A	-455.26	0.00	-455.26	N/A	0.00
		-14,286.32	-14,166.67	-119.65	-0.84	-87,582.94	-87,127.68	-455.26	-0.52	-170,000.00
	Operating Excess (Deficiency) of Rev over Exp	-7,842.27	1,802.49	-9,644.76	N/A	-39,728.63	-41,751.04	2,022.41	4.84	0.00
Reserve Expenses:										
	Handrail / Guardrail, Site - Metal Repaint Phase 3						3,330.00			
	Trellis						4,440.00			
	Concrete Repairs	3,569.72				3,569.72				

Statement (12 months)

Period = Jul 2022-Oct 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Total
3000-000	INCOME					
3500-000	OTHER INCOME					
3590-000	IHCA Master Base Assess. Income	10,480.00	9,520.00	9,680.00	9,520.00	39,200.00
3900-000	TOTAL OTHER INCOME	10,480.00	9,520.00	9,680.00	9,520.00	39,200.00
3999-000	TOTAL PM INCOME	10,480.00	9,520.00	9,680.00	9,520.00	39,200.00
4010-000	ASSOCIATION INCOME					
4020-000	Late Fees / NSF	0.00	25.00	0.00	-294.78	-269.78
4045-000	Interest Income	23.34	19.97	20.18	21.08	84.57
4047-000	Interest Income-Reserves	109.64	112.84	113.13	119.65	455.26
4060-000	Owner Base Assessments	0.00	0.00	320.00	-320.00	0.00
4070-000	Neighborhood Assessments	23,862.14	18,346.44	21,130.81	18,258.03	81,597.42
4070-101	Neigh Assessment (Unit Specific) - HC	3,540.75	3,540.75	3,540.75	3,540.75	14,163.00
4070-102	Neigh Assessment (Unit Specific) - TH	3,123.58	3,123.58	3,123.58	3,123.58	12,494.32
4070-103	Neigh Assessment (Unit Specific) - RH	8,385.67	8,385.67	8,385.67	8,385.67	33,542.68
4390-000	TOTAL ASSOCIATION INCOME	39,045.12	33,554.25	36,634.12	32,833.98	142,067.47
4999-000	TOTAL REVENUE	49,525.12	43,074.25	46,314.12	42,353.98	181,267.47
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	3,846.06	3,766.23	4,286.47	3,723.97	15,622.73
7226-000	Neighborhood Electric /Gas	12.40	12.53	12.63	12.63	50.19
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	5,360.19	5,360.19	5,360.19	5,360.19	21,440.76
7250-000	Neighborhood Landscape - Other	0.00	100.00	350.00	0.00	450.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	3,272.97	0.00	14,093.31	17,366.28
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	0.00	0.00	90.00
7266-000	Neighborhood Pest Control	0.00	0.00	120.00	0.00	120.00
7266-103	Neigh Pest Control-RH	71.57	253.24	253.24	434.91	1,012.96
7278-101	Neighborhood Dryer Vent Cleaning - HC	0.00	0.00	880.80	0.00	880.80
7278-102	Nighborhood Dryer Vent Cleaning - TH	0.00	0.00	495.45	0.00	495.45
7278-103	Neighborhood Dryer Vent Cleaning - RH	0.00	0.00	1,354.23	0.00	1,354.23
7280-000	Neighborhood Maintenance	0.00	350.00	0.00	0.00	350.00
7280-101	Neighborhood Maintenance-HC	0.00	0.00	330.30	0.00	330.30
7280-103	Neighborhood Maintenance-RH	2,504.78	0.00	0.00	0.00	2,504.78
7288-101	HC - Neighborhood Property Insurance	5,936.75	0.00	0.00	0.00	5,936.75
7288-102	TH - Neighborhood Property Insurance	5,002.88	0.00	0.00	0.00	5,002.88
7288-103	RH - Neighborhood Property Insurance	11,295.37	0.00	0.00	0.00	11,295.37
7290-000	TOTAL NEIGHBORHOOD EXPENSES	36,714.92	15,710.08	16,038.23	26,219.93	94,683.16
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9210-000	NSF Fees	0.00	0.00	0.00	10.00	10.00
9830-000	Master Base Assessments	9,680.00	9,680.00	9,680.00	9,680.00	38,720.00

Statement (12 months)

Period = Jul 2022-Oct 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Total
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	9,680.00	9,680.00	9,680.00	9,690.00	38,730.00
9940-000	TOTAL EXPENSES	46,394.92	25,390.08	25,718.23	35,909.93	133,413.16
9950-000	Excess (Deficiency) of Revenues over Expenses	3,130.20	17,684.17	20,595.89	6,444.05	47,854.31

Expense Distribution

Property=s25 AND mm/yy=10/2022-10/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
2855-000 - Reserve Equity										
raiasp - Rainier Asphalt Sealing, LLC	P-81609	s25	17031	10/11/2022	10/2022	3,569.72	0.00	199	10/28/2022	Concrete Repairs
Total 2855-000 - Reserve Equity						3,569.72	0.00			
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-81311	s25	0004077209	10/01/2022	10/2022	359.61	0.00	1575	10/21/2022	Customer #067408
clesca - Recology King County	P-81312	s25	0004077210	10/01/2022	10/2022	359.61	0.00	1576	10/21/2022	Customer #067416
clesca - Recology King County	P-81313	s25	0004077211	10/01/2022	10/2022	359.61	0.00	1577	10/21/2022	Customer #067422
clesca - Recology King County	P-81314	s25	0004077212	10/01/2022	10/2022	359.61	0.00	1578	10/21/2022	Customer #067429
clesca - Recology King County	P-81315	s25	0004077214	10/01/2022	10/2022	507.60	0.00	1579	10/21/2022	Customer #067439
clesca - Recology King County	P-81316	s25	0004077215	10/01/2022	10/2022	283.98	0.00	1580	10/21/2022	Customer #067447
clesca - Recology King County	P-81317	s25	0004077216	10/01/2022	10/2022	250.29	0.00	1581	10/21/2022	Customer #067452
clesca - Recology King County	P-81318	s25	0004077217	10/01/2022	10/2022	524.44	0.00	1582	10/21/2022	Customer #067456
clesca - Recology King County	P-81319	s25	0004077218	10/01/2022	10/2022	359.61	0.00	1583	10/21/2022	Customer #067459
clesca - Recology King County	P-81320	s25	0004077213	10/01/2022	10/2022	359.61	0.00	1584	10/21/2022	Customer #067435
Total 7225-000 - Neighborhood Garbage...						3,723.97	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-81505	s25	43281505	10/01/2022	10/2022	12.63	0.00	1587	10/21/2022	Account #200021421157
Total 7226-000 - Neighborhood Electric /Gas						12.63	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-81225	s25	561672	10/01/2022	10/2022	5,360.19	0.00	1586	10/21/2022	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						5,360.19	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-81344	s25	21381344	10/01/2022	10/2022	11,266.20	0.00	1574	10/21/2022	Account #30-0028-00
citiss - City of Issaquah	P-81365	s25	23581365	10/01/2022	10/2022	2,827.11	0.00	1574	10/21/2022	Account #30-2600-00
Total 7260-000 - Neighborhood Irrigatio...						14,093.31	0.00			
7266-103 - Neigh Pest Control-RH										
eagpes - Eagle Pest Eliminators, Inc.	P-81235	s25	2560440	10/02/2022	10/2022	181.67	0.00	1573	10/02/2022	1911 Rodent Control
eagpes - Eagle Pest Eliminators, Inc.	P-81284	s25	2561260	10/11/2022	10/2022	71.57	0.00	1585	10/21/2022	1887 Rodent Control
eagpes - Eagle Pest Eliminators, Inc.	P-81619	s25	2561879	10/24/2022	10/2022	181.67	0.00	1588	10/28/2022	1911 Rodent Control
Total 7266-103 - Neigh Pest Control-RH						434.91	0.00			
						27,194.73	0.00			