

**Crofton Springs
FINANCIAL REPORT**

Manager's Report for the month ending November 30, 2022

FINANCIAL SUMMARY:

As of November 30, 2022 , operating cash totaled \$1,314, unpaid assessments (receivables) totaled \$522, and 'other' cash (or cash equivalents) totaled \$613,572, for total assets of \$615,408.

Operating liabilities totaled \$0, prepaid assessments totaled \$1,399, and 'other' liabilities totaled \$0, for total liabilities of \$1,399.

The Association ended the month in a positive cash position of \$614,008.

For the month ending November 30, 2022 , the Association incurred expenses and accrued costs totaling \$21,625, under budget by \$7,560.

YTD November 30, 2022 , the Association incurred expenses and accrued costs totaling \$155,038, under budget by \$7,986.

As of November 30, 2022 , replacement reserves totaled \$551,292.

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

Line Item	Variance Amt	Over/Under	Explanation
Landscape	\$ 407.40	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	\$ 743.35	Under	Not yet performed
Pest Control-RH	\$ 466.20	Over	More than anticipated
Gutter/Roof Maintenance-RH	\$ 500.00	Under	Less than anticipated
Gutter/Roof Cleaning-HC	\$ 775.00	Under	Less than anticipated
Gutter/Roof Cleaning-TH	\$ 625.00	Under	Less than anticipated
Gutter/Roof Cleaning-RH	\$ 1,500.00	Under	Less than anticipated
Dryer Vent Cleaning-HC	\$ 430.80	Over	Annual dryer vent cleaning performed
Dryer Vent Cleaning-RH	\$ 554.23	Over	Annual dryer vent cleaning performed
Neighborhood Maintenance	\$ 6,316.65	Under	Less than anticipated
Neighborhood Maintenance -HC	\$ 1,419.70	Under	Less than anticipated
Neighborhood Maintenance -TH	\$ 1,041.65	Under	Less than anticipated
Neighborhood Maintenance -RH	\$ 828.57	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	\$ 1,041.65	Under	No expenses YTD

DELINQUENCY REPORT: None to Report

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
025-084R	\$374.14	\$124.14	\$0.00	\$0.00	\$498.28	Past due assessments
025P026G	\$0.00	\$0.00	\$6.99	\$0.00	\$6.99	Past due assessments
025P078I	\$3.87	\$0.00	\$0.00	\$0.00	\$3.87	Past due assessments
025P078J	\$6.59	\$6.59	\$0.00	\$0.00	\$13.18	Past due assessments
TOTALS	\$384.60	\$130.73	\$6.99	\$0.00	\$522.32	

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 = Nov 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	1,313.52	9,818.69	-8,505.17
1030-000	CIT -Operating Money Market	62,279.81	44,794.42	17,485.39
1066-000	Certificate of Deposits - Reserve	126,156.25	126,125.00	31.25
1080-000	CIT - Reserve MM	425,135.91	453,671.02	-28,535.11
1090-000	TOTAL CASH	614,885.49	634,409.13	-19,523.64
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	522.32	1,450.75	-928.43
1248-000	TOTAL ACCOUNTS RECEIVABLE	522.32	1,450.75	-928.43
1990-000	TOTAL ASSETS	615,407.81	635,859.88	-20,452.07
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,399.45	1,481.66	-82.21
2680-000	TOTAL OTHER LIABILITIES	1,399.45	1,481.66	-82.21
2690-000	TOTAL LIABILITIES	1,399.45	1,481.66	-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	-101,874.85	-87,582.94	-14,291.91
2850-000	Current Year Retained Earnings/Operating Fund	70,280.22	47,854.31	22,425.91
2855-000	Reserve Equity	551,292.16	579,796.02	-28,503.86
2990-000	TOTAL CAPITAL	614,008.36	634,378.22	-20,369.86
2999-000	TOTAL LIABILITIES & CAPITAL	615,407.81	635,859.88	-20,452.07

Statement (12 months)

Period = Jul 2022-Nov 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 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	9,440.00	48,640.00
3900-000	TOTAL OTHER INCOME	10,480.00	9,520.00	9,680.00	9,520.00	9,440.00	48,640.00
3999-000	TOTAL PM INCOME	10,480.00	9,520.00	9,680.00	9,520.00	9,440.00	48,640.00
4010-000	ASSOCIATION INCOME						
4020-000	Late Fees / NSF	0.00	25.00	0.00	-294.78	0.00	-269.78
4045-000	Interest Income	23.34	19.97	20.18	21.08	12.45	97.02
4047-000	Interest Income-Reserves	109.64	112.84	113.13	119.65	125.24	580.50
4060-000	Owner Base Assessments	0.00	0.00	320.00	-320.00	0.00	0.00
4070-000	Neighborhood Assessments	23,862.14	18,346.44	21,130.81	18,258.03	19,423.26	101,020.68
4070-101	Neigh Assessment (Unit Specific) - HC	3,540.75	3,540.75	3,540.75	3,540.75	3,540.75	17,703.75
4070-102	Neigh Assessment (Unit Specific) - TH	3,123.58	3,123.58	3,123.58	3,123.58	3,123.58	15,617.90
4070-103	Neigh Assessment (Unit Specific) - RH	8,385.67	8,385.67	8,385.67	8,385.67	8,385.67	41,928.35
4390-000	TOTAL ASSOCIATION INCOME	39,045.12	33,554.25	36,634.12	32,833.98	34,610.95	176,678.42
4999-000	TOTAL REVENUE	49,525.12	43,074.25	46,314.12	42,353.98	44,050.95	225,318.42
6000-000	EXPENSES						
7200-000	NEIGHBORHOOD EXPENSES						
7201-000	Neighborhood Management Fees	2,594.92	2,594.92	2,594.92	2,594.92	2,594.92	12,974.60
7225-000	Neighborhood Garbage Removal	3,846.06	3,766.23	4,286.47	3,723.97	3,723.97	19,346.70
7226-000	Neighborhood Electric /Gas	12.40	12.53	12.63	12.63	12.72	62.91
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	5,360.19	5,360.19	5,360.19	5,360.19	5,360.19	26,800.95
7250-000	Neighborhood Landscape - Other	0.00	100.00	350.00	0.00	0.00	450.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	3,272.97	0.00	14,093.31	0.00	17,366.28
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	0.00	0.00	0.00	90.00
7266-000	Neighborhood Pest Control	0.00	0.00	120.00	0.00	0.00	120.00
7266-103	Neigh Pest Control-RH	71.57	253.24	253.24	434.91	253.24	1,266.20
7278-101	Neighborhood Dryer Vent Cleaning - HC	0.00	0.00	880.80	0.00	0.00	880.80
7278-102	Nighborhood Dryer Vent Cleaning - TH	0.00	0.00	495.45	0.00	0.00	495.45
7278-103	Neighborhood Dryer Vent Cleaning - RH	0.00	0.00	1,354.23	0.00	0.00	1,354.23
7280-000	Neighborhood Maintenance	0.00	350.00	0.00	0.00	0.00	350.00
7280-101	Neighborhood Maintenance-HC	0.00	0.00	330.30	0.00	0.00	330.30
7280-103	Neighborhood Maintenance-RH	2,504.78	0.00	0.00	0.00	0.00	2,504.78
7288-101	HC - Neighborhood Property Insurance	5,936.75	0.00	0.00	0.00	0.00	5,936.75
7288-102	TH - Neighborhood Property Insurance	5,002.88	0.00	0.00	0.00	0.00	5,002.88
7288-103	RH - Neighborhood Property Insurance	11,295.37	0.00	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	11,945.04	106,628.20
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION						
9210-000	NSF Fees	0.00	0.00	0.00	10.00	0.00	10.00
9830-000	Master Base Assessments	9,680.00	9,680.00	9,680.00	9,680.00	9,680.00	48,400.00

Statement (12 months)

Period = Jul 2022-Nov 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Total
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	9,680.00	9,680.00	9,680.00	9,690.00	9,680.00	48,410.00
9940-000	TOTAL EXPENSES	46,394.92	25,390.08	25,718.23	35,909.93	21,625.04	155,038.20
9950-000	Excess (Deficiency) of Revenues over Expenses	3,130.20	17,684.17	20,595.89	6,444.05	22,425.91	70,280.22

**Crofton Springs Supplemental Neigh (s25)
Budget Comparison**
Period = Nov 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	9,440.00	9,680.00	-240.00	-2.48	48,640.00	48,400.00	240.00	0.50	116,160.00
3900-000 TOTAL OTHER INCOME	9,440.00	9,680.00	-240.00	-2.48	48,640.00	48,400.00	240.00	0.50	116,160.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	-269.78	0.00	-269.78	N/A	0.00
4045-000 Interest Income	12.45	0.00	12.45	N/A	97.02	0.00	97.02	N/A	0.00
4047-000 Interest Income-Reserves	125.24	0.00	125.24	N/A	580.50	0.00	580.50	N/A	0.00
4070-000 Neighborhood Assessments	19,423.26	20,074.08	-650.82	-3.24	101,020.68	100,370.40	650.28	0.65	240,889.00
4070-101 Neigh Assessment (Unit Specific) - HC	3,540.75	3,540.75	0.00	0.00	17,703.75	17,703.75	0.00	0.00	42,489.00
4070-102 Neigh Assessment (Unit Specific) - TH	3,123.58	3,123.58	0.00	0.00	15,617.90	15,617.90	0.00	0.00	37,483.00
4070-103 Neigh Assessment (Unit Specific) - RH	8,385.67	8,385.67	0.00	0.00	41,928.35	41,928.35	0.00	0.00	100,628.00
4390-000 TOTAL ASSOCIATION INCOME	34,610.95	35,124.08	-513.13	-1.46	176,678.42	175,620.40	1,058.02	0.60	421,489.00
4999-000 TOTAL REVENUE	44,050.95	44,804.08	-753.13	-1.68	225,318.42	224,020.40	1,298.02	0.58	537,649.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	2,594.92	2,594.92	0.00	0.00	12,974.60	12,974.60	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	208.35	208.35	100.00	500.00
7213-000 Neighborhood Adminstrative Expense	0.00	16.67	16.67	100.00	0.00	83.35	83.35	100.00	200.00
7225-000 Neighborhood Garbage Removal	3,723.97	3,680.83	-43.14	-1.17	19,346.70	18,404.15	-942.55	-5.12	44,170.00
7226-000 Neighborhood Electric /Gas	12.72	12.50	-0.22	-1.76	62.91	62.50	-0.41	-0.66	150.00
7235-000 Nghborhd Lndscpe Maint-Contract/Comm. Area	5,360.19	5,441.67	81.48	1.50	26,800.95	27,208.35	407.40	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	0.00	0.00	0.00	N/A	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	833.35	743.35	89.20	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	253.24	0.00	-253.24	N/A	1,266.20	800.00	-466.20	-58.28	1,600.00
7271-101 Neighborhood Gutter/Roof Maintenance-HC	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
7271-102 Neighborhood Gutter/Roof Maintenance-TH	0.00	33.33	33.33	100.00	0.00	166.65	166.65	100.00	400.00
7271-103 Neighborhood Gutter/Roof Maintenance-RH	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
7272-101 Neighborhood Gutter/Roof Cleaning - HC	0.00	775.00	775.00	100.00	0.00	775.00	775.00	100.00	1,550.00
7272-102 Neighborhood Gutter/Roof Cleaning-TH	0.00	625.00	625.00	100.00	0.00	625.00	625.00	100.00	1,250.00
7272-103 Neighborhood Gutter/Roof Cleaning-RH	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	100.00	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	450.00	450.00	100.00	880.80	450.00	-430.80	-95.73	450.00
7278-102 Nighborhood Dryer Vent Cleaning - TH	0.00	450.00	450.00	100.00	495.45	450.00	-45.45	-10.10	450.00
7278-103 Neighborhood Dryer Vent Cleaning - RH	0.00	800.00	800.00	100.00	1,354.23	800.00	-554.23	-69.28	800.00

**Crofton Springs Supplemental Neigh (s25)
Budget Comparison**

Period = Nov 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	6,666.65	6,316.65	94.75	16,000.00
7280-101 Neighborhood Maintenance-HC	0.00	350.00	350.00	100.00	330.30	1,750.00	1,419.70	81.13	4,200.00
7280-102 Neighborhood Maintenance-TH	0.00	208.33	208.33	100.00	0.00	1,041.65	1,041.65	100.00	2,500.00
7280-103 Neighborhood Maintenance-RH	0.00	666.67	666.67	100.00	2,504.78	3,333.35	828.57	24.86	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	1,041.65	1,041.65	100.00	2,500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	11,945.04	19,504.92	7,559.88	38.76	106,628.20	114,624.60	7,996.40	6.98	250,189.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	0.00	0.00	0.00	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	48,400.00	48,400.00	0.00	0.00	116,160.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	9,680.00	9,680.00	0.00	0.00	48,410.00	48,400.00	-10.00	-0.02	117,460.00
9940-000 TOTAL EXPENSES	21,625.04	29,184.92	7,559.88	25.90	155,038.20	163,024.60	7,986.40	4.90	367,649.00
9950-000 Excess (Deficiency) of Revenues over Expenses	22,425.91	15,619.16	6,806.75	43.58	70,280.22	60,995.80	9,284.42	15.22	170,000.00
Less Reserve Items:									
Reserve Contributions	-14,166.67	-14,166.67	0.00	0.00	-101,294.35	-101,294.35	0.00	0	-170,000.00
Reserve Interest Income	-125.24	0.00	-125.24	N/A	-580.50	0.00	-580.50	N/A	0.00
	-14,291.91	-14,166.67	-125.24	-0.88	-101,874.85	-101,294.35	-580.50	-0.57	-170,000.00
Operating Excess (Deficiency) of Rev over Exp	8,134.00	1,452.49	6,681.51	460.00	-31,594.63	-40,298.55	8,703.92	21.60	0.00
Reserve Expenses:									
Handrail / Guardrail, Site - Metal Repaint Phase 3						3,330.00			
Trellis						4,440.00			
Curb Repairs					3,569.72				
Concrete Repairs	5,072.97				5,072.97				
RH Exterior Dry Rot	37,722.80				37,722.80				

Expense Distribution

Property=s25 AND mm/yy=11/2022-11/2022

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-81909	s25	16877	11/22/2022	11/2022	5,072.97	0.00	200	11/30/2022	Concrete Repairs
rwhand - RW Anderson Services, Inc.	P-81924	s25	37528	11/23/2022	11/2022	37,722.80	0.00	201	11/30/2022	RH Exterior Dry Rot Repairs
Total 2855-000 - Reserve Equity						42,795.77	0.00			
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-81708	s25	0004117017	11/01/2022	11/2022	359.61	0.00	1589	11/16/2022	Customer #067408
clesca - Recology King County	P-81709	s25	0004117018	11/01/2022	11/2022	359.61	0.00	1590	11/16/2022	Customer #067416
clesca - Recology King County	P-81710	s25	0004117019	11/01/2022	11/2022	359.61	0.00	1591	11/16/2022	Customer #067422
clesca - Recology King County	P-81711	s25	0004117020	11/01/2022	11/2022	359.61	0.00	1592	11/16/2022	Customer #067429
clesca - Recology King County	P-81712	s25	0004117022	11/01/2022	11/2022	507.60	0.00	1593	11/16/2022	Customer #067439
clesca - Recology King County	P-81713	s25	0004117023	11/01/2022	11/2022	283.98	0.00	1594	11/16/2022	Customer #067447
clesca - Recology King County	P-81714	s25	0004117024	11/01/2022	11/2022	250.29	0.00	1595	11/16/2022	Customer #067452
clesca - Recology King County	P-81715	s25	0004117025	11/01/2022	11/2022	524.44	0.00	1596	11/16/2022	Customer #067456
clesca - Recology King County	P-81716	s25	0004117026	11/01/2022	11/2022	359.61	0.00	1597	11/16/2022	Customer #067459
clesca - Recology King County	P-81717	s25	0004117021	11/01/2022	11/2022	359.61	0.00	1598	11/16/2022	Customer #067435
Total 7225-000 - Neighborhood Garbage...						3,723.97	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-81825	s25	43281825	11/01/2022	11/2022	12.72	0.00	1601	11/16/2022	Account #200021421157
Total 7226-000 - Neighborhood Electric /Gas						12.72	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-81650	s25	568441	11/01/2022	11/2022	5,360.19	0.00	1600	11/16/2022	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						5,360.19	0.00			
7266-103 - Neigh Pest Control-RH										
eagpes - Eagle Pest Eliminators, Inc.	P-81887	s25	2562886	11/10/2022	11/2022	71.57	0.00	1599	11/16/2022	1887 Rodent Control
eagpes - Eagle Pest Eliminators, Inc.	P-81939	s25	2563494	11/23/2022	11/2022	181.67	0.00	1602	11/30/2022	1911 RH Rodent Control
Total 7266-103 - Neigh Pest Control-RH						253.24	0.00			
						52,145.89	0.00			