

Crofton @ Village Green
FINANCIAL REPORT
Manager's Report for the month ending July 31, 2023

FINANCIAL SUMMARY:

As of July 31, 2023 , operating cash totaled \$294, unpaid assessments (receivables) totaled -\$205, and 'other' cash (or cash equivalents) totaled \$907,433, for total assets of \$907,522.

Operating liabilities totaled \$401, prepaid assessments totaled \$951, and 'other' liabilities totaled \$0, for total liabilities of \$1,352.

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

For the month ending July 31, 2023 , the Association incurred expenses and accrued costs totaling \$47,994, over budget by \$2,718.

YTD July 31, 2023 , the Association incurred expenses and accrued costs totaling \$47,994, under budget by \$2,721.

As of July 31, 2023 , replacement reserves totaled \$833,327.

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

Line Item	Variance Amt	Over/Under	Explanation
Landscape-Non-Contract- 48/52	\$ 3,850	Under	Less than anticipated
Landscape-Non-Contract- 29/30/40	\$ 900	Under	Less than anticipated
Neighborhood Maintenance 48/52	\$ (742)	Over	More than anticipated
Neighborhood Maintenance 29/30/40	\$ 583	Under	None performed year to date
Repairs & Maintenance Common Area	\$ 833	Under	None performed year to date
Insurance-48/52	\$ (2,986)	Over	More than anticipated
Insurance-29/30/40	\$ 5,678	Over	More than anticipated

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
048-022A	\$75.10	\$0.00	\$0.00	\$0.00	\$75.10	Past due assessments
TOTALS	\$75.10	\$0.00	\$0.00	\$0.00	\$75.10	

*Gutter & roof cleaning on attached homes completed November 2022

*Dryer vent cleaning performed September 2022

* Deck repairs and re-coating be performed to carriage houses on Jared CT fall 2022-fall 2023

* Plant replacements began March 2023 and will continue again fall 2023

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 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	293.89	-2,604.47	2,898.36
1030-000	CIT -Operating Money Market	74,106.29	97,512.69	-23,406.40
1066-000	Certificate of Deposits - Reserve	204,083.35	203,266.68	816.67
1080-000	CIT - Reserve MM	629,243.66	613,905.44	15,338.22
1090-000	TOTAL CASH	907,727.19	912,080.34	-4,353.15
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	-279.73	-279.83	0.10
1120-000	A/R - Non-Members/Assoc	75.00	0.00	75.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	-204.73	-279.83	75.10
1990-000	TOTAL ASSETS	907,522.46	911,800.51	-4,278.05
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
1999-000	ACCOUNTS PAYABLE			
2000-000	Accounts Payable-Trade	401.15	1,045.96	-644.81
2205-000	TOTAL ACCOUNTS PAYABLE	401.15	1,045.96	-644.81
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	950.58	12,450.54	-11,499.96
2680-000	TOTAL OTHER LIABILITIES	950.58	12,450.54	-11,499.96
2690-000	TOTAL LIABILITIES	1,351.73	13,496.50	-12,144.77
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	81,131.89	135,433.43	-54,301.54
2830-000	Current Year Reserve Transfers	-16,154.89	-250,693.00	234,538.11
2850-000	Current Year Retained Earnings/Operating Fund	7,866.72	196,391.46	-188,524.74
2855-000	Reserve Equity	833,327.01	817,172.12	16,154.89
2990-000	TOTAL CAPITAL	906,170.73	898,304.01	7,866.72
2999-000	TOTAL LIABILITIES & CAPITAL	907,522.46	911,800.51	-4,278.05

Crofton at Village Green-IHCA (scvg)
Budget Comparison
 Period = Jul 2023

	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	11,502.00	8,667.00	2,835.00	32.71	11,502.00	8,667.00	2,835.00	32.71	104,004.00
3900-000 TOTAL OTHER INCOME	11,502.00	8,667.00	2,835.00	32.71	11,502.00	8,667.00	2,835.00	32.71	104,004.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	57.15	0.00	57.15	N/A	57.15	0.00	57.15	N/A	0.00
4047-000 Interest Income-Reserves	1,154.89	0.00	1,154.89	N/A	1,154.89	0.00	1,154.89	N/A	0.00
4070-000 Neighborhood Assessments	28,897.25	21,043.68	7,853.57	37.32	28,897.25	21,043.68	7,853.57	37.32	252,524.20
4070-029 Neighborhood Assessment 29/30/40	14,249.76	11,914.98	2,334.78	19.60	14,249.76	11,914.98	2,334.78	19.60	142,979.80
4390-000 TOTAL ASSOCIATION INCOME	44,359.05	32,958.66	11,400.39	34.59	44,359.05	32,958.66	11,400.39	34.59	395,504.00
4999-000 TOTAL REVENUE	55,861.05	41,625.66	14,235.39	34.20	55,861.05	41,625.66	14,235.39	34.20	499,508.00
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	2,800.00
7225-000 Neighborhood Garbage Removal	2,412.08	2,575.00	162.92	6.33	2,412.08	2,575.00	162.92	6.33	30,900.00
7226-000 Neighborhood Electric /Gas	329.88	333.33	3.45	1.03	329.88	333.33	3.45	1.03	4,000.00
7240-000 Neighborhood Landscape - Contract / Yards	3,175.58	3,254.50	78.92	2.42	3,175.58	3,254.50	78.92	2.42	39,054.00
7240-029 Neighborhood Landscape-Contract - 29/30/40	895.68	900.00	4.32	0.48	895.68	900.00	4.32	0.48	10,800.00
7250-000 Neighborhood Landscape - Other	0.00	3,850.00	3,850.00	100.00	0.00	3,850.00	3,850.00	100.00	11,000.00
7250-029 Neighborhood Landscape-Non-contract - 29/30/40	0.00	900.00	900.00	100.00	0.00	900.00	900.00	100.00	5,000.00
7260-000 Neighborhood Irrigation-Common Areas	11.50	100.00	88.50	88.50	11.50	100.00	88.50	88.50	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	100.00	150.00	50.00	33.33	100.00	150.00	50.00	33.33	2,200.00
7265-029 Neighborhood Irrig R&M - 29/30/40	100.00	75.00	-25.00	-33.33	100.00	75.00	-25.00	-33.33	2,000.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,000.00
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	1,500.00
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	1,000.00
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	1,800.00
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	830.00
7278-029 Dryer Vent Cleaning 29/30/40	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,675.00
7280-000 Neighborhood Maintenance	1,242.36	500.00	-742.36	-148.47	1,242.36	500.00	-742.36	-148.47	6,000.00
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

Crofton at Village Green-IHCA (scvg)
Budget Comparison
 Period = Jul 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7280-100 Repairs & Maint - CA	0.00	833.33	833.33	100.00	0.00	833.33	833.33	100.00	10,000.00
7288-000 Neighborhood Property Insurance	9,386.04	6,400.00	-2,986.04	-46.66	9,386.04	6,400.00	-2,986.04	-46.66	6,400.00
7288-029 Neighborhood Property Insurance - 29/30/40	20,177.96	14,500.00	-5,677.96	-39.16	20,177.96	14,500.00	-5,677.96	-39.16	14,500.00
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	39,327.33	36,609.07	-2,718.26	-7.43	39,327.33	36,609.07	-2,718.26	-7.43	214,574.00
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	8,667.00	8,667.00	0.00	0.00	8,667.00	8,667.00	0.00	0.00	104,004.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	8,667.00	8,667.00	0.00	0.00	8,667.00	8,667.00	0.00	0.00	104,934.00
9940-000 TOTAL EXPENSES	47,994.33	45,276.07	-2,718.26	-6.00	47,994.33	45,276.07	-2,718.26	-6.00	319,508.00
9950-000 Excess (Deficiency) of Revenues over Expenses	7,866.72	-3,650.41	11,517.13	315.50	7,866.72	-3,650.41	11,517.13	315.50	180,000.00
Less Reserve Items:									
Reserve Contributions	-15,000.00	-15,000.00	0.00	0.00	-15,000.00	-15,000.00	0.00	0.00	-180,000.00
Reserve Interest Income	-1,154.89	0.00	-1,154.89	N/A	-1,154.89	0.00	-1,154.89	N/A	0.00
	-16,154.89	-15,000.00	-1,154.89	-7.70	-16,154.89	-15,000.00	-1,154.89	-7.70	-180,000.00
Operating Excess (Deficiency) of Rev over Exp	-8,288.17	-18,650.41	10,362.24	55.56	-8,288.17	-18,650.41	10,362.24	55.56	0.00

Reserve Expenses:

48 Concrete Repairs	2,100.00
48 Irrigation Power System - Repair/Replace	1,050.00
48 Irrigation System - Repair/Replace	1,580.00
48 Roof - Inspect & Clean	4,490.00
29 Concrete Repairs	2,100.00
29 Landscaping Refurbish	2,100.00
29 Roof - Cleaning	14,500.00
29 Trees - Trimming	2,100.00

Statement (12 months)

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Total
3000-000	INCOME		
3500-000	OTHER INCOME		
3590-000	IHCA Master Base Assess. Income	11,502.00	11,502.00
3900-000	TOTAL OTHER INCOME	11,502.00	11,502.00
3999-000	TOTAL PM INCOME	11,502.00	11,502.00
4010-000	ASSOCIATION INCOME		
4045-000	Interest Income	57.15	57.15
4047-000	Interest Income-Reserves	1,154.89	1,154.89
4070-000	Neighborhood Assessments	28,897.25	28,897.25
4070-029	Neighborhood Assessment 29/30/40	14,249.76	14,249.76
4390-000	TOTAL ASSOCIATION INCOME	44,359.05	44,359.05
4999-000	TOTAL REVENUE	55,861.05	55,861.05
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	2,412.08	2,412.08
7226-000	Neighborhood Electric /Gas	329.88	329.88
7240-000	Neighborhood Landscape - Contract / Yards	3,175.58	3,175.58
7240-029	Neighborhood Landscape-Contract - 29/30/40	895.68	895.68
7260-000	Neighborhood Irrigation-Common Areas	11.50	11.50
7265-000	Neigh Irrig Maint & Repairs	100.00	100.00
7265-029	Neighborhood Irrig R&M - 29/30/40	100.00	100.00
7280-000	Neighborhood Maintenance	1,242.36	1,242.36
7288-000	Neighborhood Property Insurance	9,386.04	9,386.04
7288-029	Neighborhood Property Insurance - 29/30/40	20,177.96	20,177.96
7290-000	TOTAL NEIGHBORHOOD EXPENSES	39,327.33	39,327.33
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION		
9830-000	Master Base Assessments	8,667.00	8,667.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	8,667.00	8,667.00
9940-000	TOTAL EXPENSES	47,994.33	47,994.33
9950-000	Excess (Deficiency) of Revenues over Expenses	7,866.72	7,866.72

Expense Distribution

Property=scvg AND mm/yy=07/2023-07/2023

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-84895	scvg	0004339138	07/01/2023	07/2023	550.41	0.00	1721	07/17/2023	Customer #068956
clesca - Recology King County	P-84896	scvg	0004339145	07/01/2023	07/2023	1,026.99	0.00	1722	07/17/2023	Customer #069212
clesca - Recology King County	P-84897	scvg	0004339146	07/01/2023	07/2023	407.58	0.00	1723	07/17/2023	Customer #069213
clesca - Recology King County	P-84898	scvg	0004339147	07/01/2023	07/2023	427.10	0.00	1724	07/17/2023	Customer #069215
Total 7225-000 - Neighborhood Garbage...						2,412.08	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-85016	scvg	1669518585016	07/01/2023	07/2023	23.68	0.00	1727	07/25/2023	Acct #220016695185
pugsou - Puget Sound Energy	P-85023	scvg	46585023	07/01/2023	07/2023	13.01	0.00	1727	07/25/2023	Account #200011558166
pugsou - Puget Sound Energy	P-85053	scvg	44785053	07/01/2023	07/2023	11.55	0.00	1727	07/25/2023	Account #200011558620
pugsou - Puget Sound Energy	P-85055	scvg	1703859185055	07/01/2023	07/2023	13.87	0.00	1727	07/25/2023	Account #220017038591
pugsou - Puget Sound Energy	P-85067	scvg	1654417785067	07/01/2023	07/2023	21.04	0.00	1727	07/25/2023	Account #220016544177
pugsou - Puget Sound Energy	P-85080	scvg	44685080	07/01/2023	07/2023	11.43	0.00	1727	07/25/2023	Account #200011558844
pugsou - Puget Sound Energy	P-85082	scvg	44885082	07/01/2023	07/2023	16.17	0.00	1727	07/25/2023	Account #200011557911
pugsou - Puget Sound Energy	P-85084	scvg	2337187985084	07/01/2023	07/2023	17.98	0.00	1727	07/25/2023	Account #220023371879
pugsou - Puget Sound Energy	P-85121	scvg	45385121	07/01/2023	07/2023	13.77	13.77			Account #200009025434
pugsou - Puget Sound Energy	P-85122	scvg	46185122	07/01/2023	07/2023	16.02	16.02			Account #200009019981
pugsou - Puget Sound Energy	P-85123	scvg	45585123	07/01/2023	07/2023	16.76	16.76			Account #200009019346
pugsou - Puget Sound Energy	P-85124	scvg	45685124	07/01/2023	07/2023	13.63	13.63			Account #200009025186
pugsou - Puget Sound Energy	P-85125	scvg	46285125	07/01/2023	07/2023	14.27	14.27			Account #200009026507
pugsou - Puget Sound Energy	P-85126	scvg	45985126	07/01/2023	07/2023	17.38	17.38			Account #200009026077
pugsou - Puget Sound Energy	P-85127	scvg	46385127	07/01/2023	07/2023	45.97	45.97			Account #200009019775
pugsou - Puget Sound Energy	P-85128	scvg	45885128	07/01/2023	07/2023	42.11	42.11			Account #200009026283
pugsou - Puget Sound Energy	P-85129	scvg	45285129	07/01/2023	07/2023	21.24	21.24			Account #200009019551
Total 7226-000 - Neighborhood Electric /Gas						329.88	201.15			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-84834	scvg	645179	07/01/2023	07/2023	3,175.58	0.00	1726	07/17/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						3,175.58	0.00			
7240-029 - Neighborhood Landscape-Con...										
landcare - LandCare USA LLC	P-84834	scvg	645179	07/01/2023	07/2023	895.68	0.00	1726	07/17/2023	Contract Landscaping
Total 7240-029 - Neighborhood Landsca...						895.68	0.00			
7260-000 - Neighborhood Irrigation-Com...										
pugsou - Puget Sound Energy	P-85050	scvg	2281413585050	07/01/2023	07/2023	11.50	0.00	1727	07/25/2023	Account #220022814135
Total 7260-000 - Neighborhood Irrigatio...						11.50	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
certba - Certified Backflow Testing, Inc.	P-85114	scvg	051067	07/07/2023	07/2023	100.00	100.00			Backflow Testing

Expense Distribution

Property=scvg AND mm/yy=07/2023-07/2023

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
Total 7265-000 - Neigh Irrig Maint & Repairs						100.00	100.00			
7265-029 - Neighborhood Irrig R&M - 29/...										
certba - Certified Backflow Testing, Inc.	P-85114	scvg	051067	07/07/2023	07/2023	100.00	100.00			Backflow Testing
Total 7265-029 - Neighborhood Irrig R&M ...						100.00	100.00			
7280-000 - Neighborhood Maintenance										
rwhand - RW Anderson Services, Inc.	P-84934	scvg	41792	07/19/2023	07/2023	1,242.36	0.00	1728	07/25/2023	2301 Lattice Repair
Total 7280-000 - Neighborhood Maintenance						1,242.36	0.00			
7288-000 - Neighborhood Property Insurance										
hubint - HUB International	P-84875	scvg	3248248	07/13/2023	07/2023	9,386.04	0.00	1725	07/17/2023	Account #ISSAHIG-01
Total 7288-000 - Neighborhood Property I...						9,386.04	0.00			
7288-029 - Neighborhood Property Insura...										
hubint - HUB International	P-84875	scvg	3248248	07/13/2023	07/2023	20,177.96	0.00	1725	07/17/2023	Account #ISSAHIG-01
Total 7288-029 - Neighborhood Property I...						20,177.96	0.00			
						37,831.08	401.15			