



Crofton @ Village Green
FINANCIAL REPORT
Manager's Report for the month ending July 31, 2024

FINANCIAL SUMMARY:

As of July 31, 2024, operating cash totaled \$9,950, unpaid assessments (receivables) totaled -\$234, and 'other' cash (or cash equivalents) totaled \$855,302, for total assets of \$865,018.

Operating liabilities totaled \$0, prepaid assessments totaled \$1,555, and 'other' liabilities totaled \$0, for total liabilities of \$1,555.

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

For the month ending July 31, 2024, the Association incurred expenses and accrued costs totaling \$53,008, under budget by \$6,688.

YTD July 31, 2024, the Association incurred expenses and accrued costs totaling \$53,008, under budget by \$6,688.

As of July 31, 2024, replacement reserves totaled \$790,097.

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

Line Item	Variance Amt	Over/Under	Explanation
Garbage Removal	\$ 775	Over	Large increase due to Recology
Landscape-Non-Contract-29/30/40	\$ 900	Under	Less than anticipated
Landscape-Non-Contract- 48/52	\$ 4,548	Under	Less than anticipated
Neighborhood Maintenance-48/52	\$ 417	Under	Less than anticipated
Neighborhood Maintenance-29/30/40	\$ 542	Under	Less than anticipated
Repairs & Maintenance-CA	\$ 833	Under	None performed year to date
Insurance-29/30/40	\$ 2,986	Under	Less than anticipated

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
029-0015	\$2,027.88	\$0.00	\$307.37	\$0.00	\$2,335.25	Past due assessments
TOTALS	\$2,027.88	\$0.00	\$0.00	\$0.00	\$2,335.25	

*Walkway pressure washing completed at CVG 48/52 Feb 2024

*Concrete repairs at CVG 48.52 to be completed by fall 2024

*Gutter & roof cleaning on attached homes to be completed November 2023

*Phase 2 painting at CVG divisions 29 & 30 began June 2024. Pressure washing of grounds at 29.30.40 also occurred .

*Dryer vent cleaning to be performed on attached homes October 2024

* Deck repairs and re-coating be performed to carriage houses on Jared CT by fall 2024

* Plant/bark replacements and plant removal to be completed fall 2024

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 2024
Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	9,950.36	73.37	9,876.99
1030-000	CIT -Operating Money Market	65,205.51	93,070.96	-27,865.45
1066-000	Certificate of Deposits - Reserve	203,200.00	202,400.00	800.00
1080-000	CIT - Reserve MM	586,896.63	569,886.12	17,010.51
1090-000	TOTAL CASH	865,252.50	865,430.45	-177.95
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	-234.13	307.37	-541.50
1248-000	TOTAL ACCOUNTS RECEIVABLE	-234.13	307.37	-541.50
1990-000	TOTAL ASSETS	865,018.37	865,737.82	-719.45
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,554.92	6,643.68	-5,088.76
2680-000	TOTAL OTHER LIABILITIES	1,554.92	6,643.68	-5,088.76
2690-000	TOTAL LIABILITIES	1,554.92	6,643.68	-5,088.76
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	86,808.02	81,131.89	5,676.13
2830-000	Current Year Reserve Transfers	-17,810.51	-192,904.66	175,094.15
2850-000	Current Year Retained Earnings/Operating Fund	4,369.31	198,580.79	-194,211.48
2855-000	Reserve Equity	790,096.63	772,286.12	17,810.51
2990-000	TOTAL CAPITAL	863,463.45	859,094.14	4,369.31
2999-000	TOTAL LIABILITIES & CAPITAL	865,018.37	865,737.82	-719.45

Crofton at Village Green-IHCA (scvg) Budget Comparison

Period = Jul 2024

		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	11,508.00	8,988.00	2,520.00	28.04	11,508.00	8,988.00	2,520.00	28.04	107,856.00
3900-000	TOTAL OTHER INCOME	11,508.00	8,988.00	2,520.00	28.04	11,508.00	8,988.00	2,520.00	28.04	107,856.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	52.43	0.00	52.43	N/A	52.43	0.00	52.43	N/A	0.00
4047-000	Interest Income-Reserves	1,143.84	0.00	1,143.84	N/A	1,143.84	0.00	1,143.84	N/A	0.00
4070-000	Neighborhood Assessments	26,063.46	23,302.14	2,761.32	11.85	26,063.46	23,302.14	2,761.32	11.85	279,625.65
4070-029	Neighborhood Assessment 29/30/40	18,609.47	13,401.58	5,207.89	38.86	18,609.47	13,401.58	5,207.89	38.86	160,819.00
4390-000	TOTAL ASSOCIATION INCOME	45,869.20	36,703.72	9,165.48	24.97	45,869.20	36,703.72	9,165.48	24.97	440,444.65
4999-000	TOTAL REVENUE	57,377.20	45,691.72	11,685.48	25.57	57,377.20	45,691.72	11,685.48	25.57	548,300.65
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	879.67	879.64	-0.03	0.00	879.67	879.64	-0.03	0.00	10,555.65
7201-029	Neighborhood Management Fees - 29/30/40	691.42	691.42	0.00	0.00	691.42	691.42	0.00	0.00	8,297.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,200.00
7204-029	Neighborhood Reserve Study - 29/30/40	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,300.00
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	2,900.00
7225-000	Neighborhood Garbage Removal	4,108.81	3,333.33	-775.48	-23.26	4,108.81	3,333.33	-775.48	-23.26	40,000.00
7226-000	Neighborhood Electric /Gas	406.42	350.00	-56.42	-16.12	406.42	350.00	-56.42	-16.12	4,200.00
7240-000	Neighborhood Landscape - Contract / Yards	3,302.61	3,417.25	114.64	3.35	3,302.61	3,417.25	114.64	3.35	41,007.00
7240-029	Neighborhood Landscape-Contract - 29/30/40	931.50	945.00	13.50	1.43	931.50	945.00	13.50	1.43	11,340.00
7250-000	Neighborhood Landscape - Other	0.00	3,950.00	3,950.00	100.00	0.00	3,950.00	3,950.00	100.00	12,000.00
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	11.45	100.00	88.55	88.55	11.45	100.00	88.55	88.55	22,000.00
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	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	2,000.00
7265-029	Neighborhood Irrig R&M - 29/30/40	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	1,400.00
7266-000	Neighborhood Pest Control	182.00	0.00	-182.00	N/A	182.00	0.00	-182.00	N/A	1,800.00
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	1,500.00
7278-000	Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	850.00
7278-029	Dryer Vent Cleaning 29/30/40	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,700.00

Crofton at Village Green-IHCA (scvg) Budget Comparison

Period = Jul 2024

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7280-000	Neighborhood Maintenance	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,000.00
7280-029	Neighborhood Maintenance - 29/30/40	0.00	541.67	541.67	100.00	0.00	541.67	541.67	100.00	6,500.00
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	10,386.86	10,540.00	153.14	1.45	10,386.86	10,540.00	153.14	1.45	10,540.00
7288-029	Neighborhood Property Insurance - 29/30/40	23,119.15	23,460.00	340.85	1.45	23,119.15	23,460.00	340.85	1.45	23,460.00
7289-000	Neighborhood Contingency	0.00	58.33	58.33	100.00	0.00	58.33	58.33	100.00	700.00
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	44,019.89	50,708.30	6,688.41	13.19	44,019.89	50,708.30	6,688.41	13.19	239,514.65
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	8,988.00	8,988.00	0.00	0.00	8,988.00	8,988.00	0.00	0.00	107,856.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	8,988.00	8,988.00	0.00	0.00	8,988.00	8,988.00	0.00	0.00	108,786.00
9940-000	TOTAL EXPENSES	53,007.89	59,696.30	6,688.41	11.20	53,007.89	59,696.30	6,688.41	11.20	348,300.65
9950-000	Excess (Deficiency) of Revenues over Expenses	4,369.31	-14,004.58	18,373.89	131.20	4,369.31	-14,004.58	18,373.89	131.20	200,000.00
Less Reserve Items:										
	Reserve Contributions	-16,666.67	-16,666.67	0.00	0.00	-16,666.67	-16,666.67	0.00	0.00	-200,000.00
	Reserve Interest Income	-1,143.84	0.00	-1,143.84	N/A	-1,143.84	0.00	-1,143.84	N/A	0.00
		-17,810.51	-16,666.67	-1,143.84	-6.86	-17,810.51	-16,666.67	-1,143.84	-6.86	-200,000.00
Operating	Excess (Deficiency) of Rev over Exp	-13,441.20	-30,671.25	17,230.05	56.18	-13,441.20	-30,671.25	17,230.05	56.18	0.00

Reserve Expenses:

None at This Time

Statement (12 months)

Period = Jul 2024

Book = Accrual ; Tree = ysi_is

		Jul 2024	Total
3000-000	INCOME		
3500-000	OTHER INCOME		
3590-000	IHCA Master Base Assess. Income	11,508.00	11,508.00
3900-000	TOTAL OTHER INCOME	11,508.00	11,508.00
3999-000	TOTAL PM INCOME	11,508.00	11,508.00
4010-000	ASSOCIATION INCOME		
4045-000	Interest Income	52.43	52.43
4047-000	Interest Income-Reserves	1,143.84	1,143.84
4070-000	Neighborhood Assessments	26,063.46	26,063.46
4070-029	Neighborhood Assessment 29/30/40	18,609.47	18,609.47
4390-000	TOTAL ASSOCIATION INCOME	45,869.20	45,869.20
4999-000	TOTAL REVENUE	57,377.20	57,377.20
6000-000	EXPENSES		
7200-000	NEIGHBORHOOD EXPENSES		
7201-000	Neighborhood Management Fees	879.67	879.67
7201-029	Neighborhood Management Fees - 29/30/40	691.42	691.42
7225-000	Neighborhood Garbage Removal	4,108.81	4,108.81
7226-000	Neighborhood Electric /Gas	406.42	406.42
7240-000	Neighborhood Landscape - Contract / Yards	3,302.61	3,302.61
7240-029	Neighborhood Landscape-Contract - 29/30/40	931.50	931.50
7260-000	Neighborhood Irrigation-Common Areas	11.45	11.45
7266-000	Neighborhood Pest Control	182.00	182.00
7288-000	Neighborhood Property Insurance	10,386.86	10,386.86
7288-029	Neighborhood Property Insurance - 29/30/40	23,119.15	23,119.15
7290-000	TOTAL NEIGHBORHOOD EXPENSES	44,019.89	44,019.89
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION		
9830-000	Master Base Assessments	8,988.00	8,988.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	8,988.00	8,988.00
9940-000	TOTAL EXPENSES	53,007.89	53,007.89
9950-000	Excess (Deficiency) of Revenues over Expenses	4,369.31	4,369.31

Expense Distribution

Property=scvg AND mm/yy=07/2024-07/2024

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-89691	scvg	0004752625	07/01/2024	07/2024	862.42	0.00	1834	07/17/2024	Customer #068956
clesca - Recology King County	P-89692	scvg	0004752629	07/01/2024	07/2024	1,625.21	0.00	1835	07/17/2024	Customer #069212
clesca - Recology King County	P-89693	scvg	0004752630	07/01/2024	07/2024	685.22	0.00	1836	07/17/2024	Customer #069213
clesca - Recology King County	P-89694	scvg	0004752631	07/01/2024	07/2024	655.96	0.00	1837	07/17/2024	Customer #069215
isscom - Issaquah Highlands Communit...	P-89966	scvg	T4918 Maint BB 07/24	07/31/2024	07/2024	280.00	0.00	1843	07/31/2024	Inv #6380 Trash Clean Up
Total 7225-000 - Neighborhood Garbage...						4,108.81	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-89748	scvg	2337187989748	07/01/2024	07/2024	45.02	0.00	1841	07/23/2024	Account #220023371879
pugsou - Puget Sound Energy	P-89749	scvg	1669518589749	07/01/2024	07/2024	26.79	0.00	1841	07/23/2024	Acct #220016695185
pugsou - Puget Sound Energy	P-89751	scvg	1703859189751	07/01/2024	07/2024	14.43	0.00	1841	07/23/2024	Account #220017038591
pugsou - Puget Sound Energy	P-89752	scvg	44689752	07/01/2024	07/2024	11.49	0.00	1841	07/23/2024	Account #200011558844
pugsou - Puget Sound Energy	P-89753	scvg	44789753	07/01/2024	07/2024	11.64	0.00	1841	07/23/2024	Account #200011558620
pugsou - Puget Sound Energy	P-89758	scvg	46589758	07/01/2024	07/2024	12.69	0.00	1841	07/23/2024	Account #200011558166
pugsou - Puget Sound Energy	P-89777	scvg	1654417789777	07/01/2024	07/2024	21.92	0.00	1841	07/23/2024	Account #220016544177
pugsou - Puget Sound Energy	P-89832	scvg	44889832	07/01/2024	07/2024	16.75	0.00	1841	07/23/2024	Account #200011557911
pugsou - Puget Sound Energy	P-89953	scvg	45289953	07/01/2024	07/2024	21.97	0.00	1842	07/31/2024	Account #200009019551
pugsou - Puget Sound Energy	P-89954	scvg	46389954	07/01/2024	07/2024	14.16	0.00	1842	07/31/2024	Account #200009019775
pugsou - Puget Sound Energy	P-89955	scvg	46289955	07/01/2024	07/2024	14.72	0.00	1842	07/31/2024	Account #200009026507
pugsou - Puget Sound Energy	P-89956	scvg	45589956	07/01/2024	07/2024	46.23	0.00	1842	07/31/2024	Account #200009019346
pugsou - Puget Sound Energy	P-89958	scvg	45989958	07/01/2024	07/2024	17.85	0.00	1842	07/31/2024	Account #200009026077
pugsou - Puget Sound Energy	P-89959	scvg	45689959	07/01/2024	07/2024	13.30	0.00	1842	07/31/2024	Account #200009025186
pugsou - Puget Sound Energy	P-89960	scvg	45889960	07/01/2024	07/2024	54.05	0.00	1842	07/31/2024	Account #200009026283
pugsou - Puget Sound Energy	P-89961	scvg	45389961	07/01/2024	07/2024	63.41	0.00	1842	07/31/2024	Account #200009025434
Total 7226-000 - Neighborhood Electric /Gas						406.42	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-89707	scvg	764364	07/01/2024	07/2024	3,302.61	0.00	1840	07/17/2024	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						3,302.61	0.00			
7240-029 - Neighborhood Landscape-Con...										
landcare - LandCare USA LLC	P-89707	scvg	764364	07/01/2024	07/2024	931.50	0.00	1840	07/17/2024	Contract Landscaping
Total 7240-029 - Neighborhood Landsca...						931.50	0.00			
7260-000 - Neighborhood Irrigation-Com...										
pugsou - Puget Sound Energy	P-89829	scvg	2281413589829	07/01/2024	07/2024	11.45	0.00	1841	07/23/2024	Account #220022814135
Total 7260-000 - Neighborhood Irrigatio...						11.45	0.00			
7266-000 - Neighborhood Pest Control										
eagpes - Eagle Pest Eliminators, Inc.	P-89658	scvg	904	07/03/2024	07/2024	182.00	0.00	1838	07/17/2024	1796 Rodent Control

Expense Distribution

Property=scvg AND mm/yy=07/2024-07/2024

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
Total 7266-000 - Neighborhood Pest Control						182.00	0.00			
7288-000 - Neighborhood Property Insurance										
hubint - HUB International	P-89728	scvg	3724854	07/11/2024	07/2024	10,386.86	0.00	1839	07/17/2024	Acct #ISSAHIG-01
hubint - HUB International	P-89728	scvg	3724854	07/11/2024	07/2024	23,119.15	0.00	1839	07/17/2024	Acct #ISSAHIG-01
Total 7288-000 - Neighborhood Property I...						33,506.01	0.00			
						42,448.80	0.00			