



**Crofton @ Village Green
FINANCIAL REPORT**

Manager's Report for the month ending April 30, 2025

FINANCIAL SUMMARY:

As of April 30, 2025, operating cash totaled \$103,044, unpaid assessments (receivables) totaled -\$45, and 'other' cash (or cash equivalents) totaled \$916,146, for total assets of \$1,019,145.

Operating liabilities totaled \$0, prepaid assessments totaled \$2,745, and 'other' liabilities totaled \$0, for total liabilities of \$2,745.

The Association ended the month in a positive cash position of \$1,016,400.

For the month ending April 30, 2025, the Association incurred expenses and accrued costs totaling \$21,754, under budget by \$2,187.

YTD April 30, 2025, the Association incurred expenses and accrued costs totaling \$282,976, under budget by \$13,283.

As of April 30, 2025, replacement reserves totaled \$916,146.

BUDGET VARIANCES: Explanations for variances more than \$1,000.00.

Line Item	Variance Amt	Over/Under	Explanation
Neighborhood Garbage Removal	\$ 5,910	Over	More than anticipated
Neighborhood Electric /Gas	\$ 1,323	Over	More than anticipated
Landscape-Contract/Yards 48/52	\$ 1,146	Under	Less than anticipated
Neighborhood-Landscape-Other	\$ 6,600	Under	Less than anticipated
Landscape-Non-contract 29/30/40	\$ 1,450	Over	More than anticipated
Neighborhood Irrigation-Common Areas	\$ 6,495	Under	Less than anticipated
Neighborhood Irrigation-Water 29/30/40	\$ 3,672	Under	Less than anticipated
Neighborhood Gutter/Roof Maintenance	\$ 1,500	Under	Less than anticipated
Neighborhood Gutter/Roof Maintenance 29/30/40	\$ 3,268	Over	More than anticipated
Neighborhood Maintenance	\$ 8,416	Over	More than anticipated
Neighborhood Maintenance - 29/30/40	\$ 5,064	Under	Less than anticipated
Repairs & Maint - CA	\$ 7,313	Under	Less than anticipated

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
048-007R	\$0.00	\$50.00	\$0.00	\$0.00	\$50.00	Fines
048-014R	\$10.00	\$90.00	\$0.00	\$0.00	\$100.00	Fines
048-018R	\$0.00	\$50.00	\$0.00	\$0.00	\$50.00	Fines
048-024R	\$0.00	\$50.00	\$0.00	\$0.00	\$50.00	Fines
TOTALS	\$10.00	\$240.00	\$0.00	\$0.00	\$250.00	

COMPLETED AND PENDING MAINTENANCE:

- *1783 27th Lane Trash Room Keypad Lock Replaced March 2025
- *Walkway pressure washing completed at CVG 48/52 Feb 2025
- *Concrete repairs at CVG 48.52 to be completed Summer 2025 after tree removal/trimming
- *Tree removal/trimming completed by Eastside Tree Care week February 2025
- *Gutter & roof cleaning on attached homes completed January 2025
- *Phase 2 painting of cvg 29.30.40 completed October 2024
- *Dryer vent cleaning performed on attached units performed September 2024
- *2603 siding repair from McLeod
- *Alleyway re-coating CVG 48.52 (cost permitting) to be performed summer 2025
- * Deck repairs and re-coating be performed to carriage houses on Jared CT early 2025 and as needed
- * Plant/bark replacements and plant removal to be performed early 2025

Thank you for letting us serve your neighborhood.

Report submitted by Laura Carver- Community Manager

425-507-1121 Laura.C@ihcommunity.org

Balance Sheet (With Period Change)

Period = Apr 2025

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	9,657.48	-5,550.50	15,207.98
1030-000	CIT -Operating Money Market	93,386.20	103,275.66	-9,889.46
1066-000	Certificate of Deposits - Reserve	200,800.00	204,786.85	-3,986.85
1080-000	CIT - Reserve MM	715,346.37	695,227.06	20,119.31
1090-000	TOTAL CASH	1,019,190.05	997,739.07	21,450.98
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	-44.76	120.92	-165.68
1248-000	TOTAL ACCOUNTS RECEIVABLE	-44.76	120.92	-165.68
1990-000	TOTAL ASSETS	1,019,145.29	997,859.99	21,285.30
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	2,745.44	2,745.44	0.00
2680-000	TOTAL OTHER LIABILITIES	2,745.44	2,745.44	0.00
2690-000	TOTAL LIABILITIES	2,745.44	2,745.44	0.00
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	86,808.02	86,808.02	0.00
2830-000	Current Year Reserve Transfers	-178,140.51	-160,303.00	-17,837.51
2850-000	Current Year Retained Earnings/Operating Fund	191,585.97	168,595.62	22,990.35
2855-000	Reserve Equity	916,146.37	900,013.91	16,132.46
2990-000	TOTAL CAPITAL	1,016,399.85	995,114.55	21,285.30
2999-000	TOTAL LIABILITIES & CAPITAL	1,019,145.29	997,859.99	21,285.30

Statement (12 months)

Period = Jul 2024-Apr 2025

Book = Accrual ; Tree = ysi_is

		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	Total
3000-000	INCOME											
3500-000	OTHER INCOME											
3590-000	IHCA Master Base Assess. Income	11,508.00	8,484.00	8,484.00	8,484.00	8,484.00	8,484.00	11,508.00	8,484.00	8,484.00	8,484.00	90,888.00
3650-000	Master Collection & Admin Fees	0.00	0.00	0.00	616.52	0.00	0.00	0.00	445.00	0.00	0.00	1,061.52
3900-000	TOTAL OTHER INCOME	11,508.00	8,484.00	8,484.00	9,100.52	8,484.00	8,484.00	11,508.00	8,929.00	8,484.00	8,484.00	91,949.52
3999-000	TOTAL PM INCOME	11,508.00	8,484.00	8,484.00	9,100.52	8,484.00	8,484.00	11,508.00	8,929.00	8,484.00	8,484.00	91,949.52
4010-000	ASSOCIATION INCOME											
4020-000	Late Fees / NSF	0.00	85.00	50.00	40.00	0.00	0.00	0.00	0.00	10.00	0.00	185.00
4040-000	Fee & Fine Income	0.00	0.00	50.00	0.00	-50.00	0.00	0.00	0.00	500.00	-80.00	420.00
4045-000	Interest Income	52.43	51.21	51.62	47.92	41.14	45.22	54.02	52.91	59.85	57.90	514.22
4047-000	Interest Income-Reserves	1,143.84	1,121.48	1,120.87	1,142.10	1,142.82	1,163.17	1,167.36	1,128.01	1,173.32	1,170.84	11,473.81
4070-000	Neighborhood Assessments	26,063.46	22,376.63	22,376.63	22,376.63	22,376.63	23,728.53	27,896.90	22,741.37	22,149.47	22,445.42	234,531.67
4070-029	Neighborhood Assessment 29/30/40	18,609.47	12,590.35	12,590.35	12,590.35	12,590.35	11,238.45	17,280.84	12,369.85	12,961.75	12,665.80	135,487.56
4390-000	TOTAL ASSOCIATION INCOME	45,869.20	36,224.67	36,239.47	36,197.00	36,100.94	36,175.37	46,399.12	36,292.14	36,854.39	36,259.96	382,612.26
4999-000	TOTAL REVENUE	57,377.20	44,708.67	44,723.47	45,297.52	44,584.94	44,659.37	57,907.12	45,221.14	45,338.39	44,743.96	474,561.78
6000-000	EXPENSES											
7200-000	NEIGHBORHOOD EXPENSES											
7201-000	Neighborhood Management Fees	879.67	879.67	879.67	879.67	879.67	879.67	879.67	879.67	879.67	879.67	8,796.70
7201-029	Neighborhood Management Fees - 29/30/40	691.42	691.42	691.42	691.42	691.42	691.42	691.42	691.42	691.42	691.42	6,914.20
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,013.50	0.00	0.00	0.00	1,013.50
7204-029	Neighborhood Reserve Study - 29/30/40	0.00	0.00	0.00	0.00	0.00	0.00	1,160.54	0.00	0.00	0.00	1,160.54
7220-000	Neighborhood Street Lights, Storm Fees	0.00	41.04	0.00	41.04	0.00	41.04	0.00	41.04	0.00	43.29	207.45
7221-000	Neighborhood Residential Water	0.00	547.80	0.00	547.80	0.00	545.09	0.00	545.09	0.00	594.49	2,780.27
7225-000	Neighborhood Garbage Removal	4,108.81	3,911.31	3,771.31	3,846.31	3,771.31	3,771.31	3,771.31	4,074.92	4,117.66	4,099.34	39,243.59
7226-000	Neighborhood Electric /Gas	406.42	472.19	449.66	461.02	468.25	515.90	481.59	492.45	499.64	575.90	4,823.02
7240-000	Neighborhood Landscape - Contract / Yards	3,302.61	3,302.61	3,302.61	3,302.61	3,302.61	3,302.61	3,302.61	3,302.61	3,302.61	3,302.61	33,026.10
7240-029	Neighborhood Landscape-Contract - 29/30/40	931.50	931.50	931.50	931.50	931.50	931.50	931.50	931.50	931.50	931.50	9,315.00
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	400.00
7250-029	Neighborhood Landscape-Non-contract - 29/30/40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	5,000.00
7260-000	Neighborhood Irrigation-Common Areas	11.45	215.49	11.59	13,424.18	11.62	557.45	11.62	215.37	11.70	234.08	14,704.55
7260-029	Neighborhood Irrig-Water - 29/30/40	0.00	417.45	0.00	2,976.30	0.00	337.94	0.00	285.46	0.00	311.33	4,328.48
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	0.00	100.00	250.00	0.00	0.00	0.00	0.00	350.00
7265-029	Neighborhood Irrig R&M - 29/30/40	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	200.00
7266-000	Neighborhood Pest Control	182.00	319.88	71.70	493.84	71.70	71.70	71.70	71.70	71.70	71.70	1,497.62
7271-029	Neighborhood Gutter/Roof Maintenance 29/30/40	0.00	0.00	0.00	0.00	0.00	0.00	4,101.70	0.00	0.00	0.00	4,101.70
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,433.90	0.00	0.00	1,433.90
7272-029	Neighborhood Gutter/Roof Cleaning 29/30/40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,764.80	0.00	0.00	1,764.80
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	990.00	0.00	0.00	990.00
7278-000	Dryer Vent Cleaning	0.00	0.00	825.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	825.85

Statement (12 months)

Period = Jul 2024-Apr 2025

Book = Accrual ; Tree = ysi_is

		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	Total
7278-029	Dryer Vent Cleaning 29/30/40	0.00	0.00	1,675.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,675.04
7280-000	Neighborhood Maintenance	0.00	819.24	2,318.79	7,848.42	152.00	1,278.83	0.00	0.00	165.45	0.00	12,582.73
7280-029	Neighborhood Maintenance - 29/30/40	0.00	0.00	0.00	0.00	352.96	0.00	0.00	0.00	0.00	0.00	352.96
7280-100	Repairs & Maint - CA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,020.28	1,020.28
7288-000	Neighborhood Property Insurance	10,386.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,386.86
7288-029	Neighborhood Property Insurance - 29/30/40	23,119.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,119.15
7290-000	TOTAL NEIGHBORHOOD EXPENSES	44,019.89	12,549.60	14,929.14	35,444.11	10,933.04	13,174.46	16,417.16	15,719.93	16,071.35	12,755.61	192,014.29
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION											
9210-000	NSF Fees	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	20.00
9830-000	Master Base Assessments	8,988.00	8,988.00	8,988.00	8,988.00	8,988.00	8,988.00	8,988.00	8,988.00	8,988.00	8,988.00	89,880.00
9855-000	Master Collection Legal Fees	0.00	0.00	0.00	616.52	0.00	0.00	0.00	445.00	0.00	0.00	1,061.52
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	8,988.00	8,998.00	8,988.00	9,604.52	8,988.00	8,988.00	8,988.00	9,433.00	8,988.00	8,998.00	90,961.52
9940-000	TOTAL EXPENSES	53,007.89	21,547.60	23,917.14	45,048.63	19,921.04	22,162.46	25,405.16	25,152.93	25,059.35	21,753.61	282,975.81
9950-000	Excess (Deficiency) of Revenues over Expenses	4,369.31	23,161.07	20,806.33	248.89	24,663.90	22,496.91	32,501.96	20,068.21	20,279.04	22,990.35	191,585.97

Expense Distribution

Property=scvg AND mm/yy=04/2025-04/2025

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
2855-000 - Reserve Equity										
mcleod - McLeod Construction LLC	P-93345	scvg	250261-1	04/11/2025	04/2025	1,705.05	0.00	175	04/16/2025	2603 Siding Repair Reserves
Total 2855-000 - Reserve Equity						1,705.05	0.00			
7220-000 - Neighborhood Street Lights, ...										
citiss - City of Issaquah	P-93582	scvg	24893582	04/01/2025	04/2025	43.29	0.00	1950	04/24/2025	Account #30-5222-00
Total 7220-000 - Neighborhood Street Ligh...						43.29	0.00			
7221-000 - Neighborhood Residential Water										
citiss - City of Issaquah	P-93580	scvg	24693580	04/01/2025	04/2025	45.73	0.00	1950	04/24/2025	Account #30-4899-00
citiss - City of Issaquah	P-93581	scvg	24793581	04/01/2025	04/2025	45.73	0.00	1950	04/24/2025	Account #30-5200-00
citiss - City of Issaquah	P-93583	scvg	24993583	04/01/2025	04/2025	45.73	0.00	1950	04/24/2025	Account #30-5229-00
citiss - City of Issaquah	P-93585	scvg	25193585	04/01/2025	04/2025	45.73	0.00	1950	04/24/2025	Account #30-5250-00
citiss - City of Issaquah	P-93586	scvg	25293586	04/01/2025	04/2025	45.73	0.00	1950	04/24/2025	Account #30-5251-00
citiss - City of Issaquah	P-93587	scvg	25393587	04/01/2025	04/2025	45.73	0.00	1950	04/24/2025	Account #30-5252-00
citiss - City of Issaquah	P-93588	scvg	25493588	04/01/2025	04/2025	45.73	0.00	1950	04/24/2025	Account #30-5300-00
citiss - City of Issaquah	P-93589	scvg	25593589	04/01/2025	04/2025	45.73	0.00	1951	04/24/2025	Account #30-5400-00
citiss - City of Issaquah	P-93590	scvg	25693590	04/01/2025	04/2025	45.73	0.00	1951	04/24/2025	Account #30-5500-00
citiss - City of Issaquah	P-93592	scvg	25893592	04/01/2025	04/2025	45.73	0.00	1951	04/24/2025	Account #30-5700-00
citiss - City of Issaquah	P-93593	scvg	25993593	04/01/2025	04/2025	45.73	0.00	1951	04/24/2025	Account #30-5800-00
citiss - City of Issaquah	P-93594	scvg	26093594	04/01/2025	04/2025	45.73	0.00	1951	04/24/2025	Account #30-5900-00
citiss - City of Issaquah	P-93595	scvg	26193595	04/01/2025	04/2025	45.73	0.00	1951	04/24/2025	Account #30-6000-00
Total 7221-000 - Neighborhood Residenti...						594.49	0.00			
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-93350	scvg	0005071553	04/01/2025	04/2025	931.84	0.00	1943	04/16/2025	Customer #068956
clesca - Recology King County	P-93351	scvg	0005071557	04/01/2025	04/2025	1,756.43	0.00	1944	04/16/2025	Customer #069212
clesca - Recology King County	P-93352	scvg	0005071558	04/01/2025	04/2025	678.78	0.00	1945	04/16/2025	Customer #069213
clesca - Recology King County	P-93353	scvg	0005071559	04/01/2025	04/2025	732.29	0.00	1946	04/16/2025	Customer #069215
Total 7225-000 - Neighborhood Garbage...						4,099.34	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-93457	scvg	1703859193457	04/01/2025	04/2025	15.69	0.00	1949	04/23/2025	Account #220017038591
pugsou - Puget Sound Energy	P-93458	scvg	2337187993458	04/01/2025	04/2025	88.66	0.00	1949	04/23/2025	Account #220023371879
pugsou - Puget Sound Energy	P-93464	scvg	1654417793464	04/01/2025	04/2025	22.34	0.00	1949	04/23/2025	Account #220016544177
pugsou - Puget Sound Energy	P-93467	scvg	44693467	04/01/2025	04/2025	11.76	0.00	1949	04/23/2025	Account #200011558844
pugsou - Puget Sound Energy	P-93498	scvg	44793498	04/01/2025	04/2025	11.76	0.00	1949	04/23/2025	Account #200011558620
pugsou - Puget Sound Energy	P-93502	scvg	1669518593502	04/01/2025	04/2025	27.74	0.00	1949	04/23/2025	Acct #220016695185
pugsou - Puget Sound Energy	P-93518	scvg	44893518	04/01/2025	04/2025	20.94	0.00	1949	04/23/2025	Account #200011557911
pugsou - Puget Sound Energy	P-93525	scvg	46593525	04/01/2025	04/2025	14.19	0.00	1949	04/23/2025	Account #200011558166
pugsou - Puget Sound Energy	P-93689	scvg	45993689	04/01/2025	04/2025	20.47	0.00	1952	04/28/2025	Account #200009026077

Expense Distribution

Property=scvg AND mm/yy=04/2025-04/2025

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
pugsou - Puget Sound Energy	P-93690	scvg	46293690	04/01/2025	04/2025	17.01	0.00	1952	04/28/2025	Account #200009026507
pugsou - Puget Sound Energy	P-93691	scvg	45593691	04/01/2025	04/2025	79.98	0.00	1952	04/28/2025	Account #200009019346
pugsou - Puget Sound Energy	P-93692	scvg	45893692	04/01/2025	04/2025	80.81	0.00	1952	04/28/2025	Account #200009026283
pugsou - Puget Sound Energy	P-93693	scvg	46393693	04/01/2025	04/2025	17.51	0.00	1952	04/28/2025	Account #200009019775
pugsou - Puget Sound Energy	P-93694	scvg	45393694	04/01/2025	04/2025	66.59	0.00	1952	04/28/2025	Account #200009025434
pugsou - Puget Sound Energy	P-93695	scvg	46193695	04/01/2025	04/2025	49.24	0.00	1952	04/28/2025	Account #200009019981
pugsou - Puget Sound Energy	P-93696	scvg	45293696	04/01/2025	04/2025	17.34	0.00	1952	04/28/2025	Account #200009019551
pugsou - Puget Sound Energy	P-93697	scvg	45693697	04/01/2025	04/2025	13.87	0.00	1952	04/28/2025	Account #200009025186
Total 7226-000 - Neighborhood Electric /Gas						575.90	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-93292	scvg	853361	04/01/2025	04/2025	3,302.61	0.00	1948	04/16/2025	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						3,302.61	0.00			
7240-029 - Neighborhood Landscape-Con...										
landcare - LandCare USA LLC	P-93292	scvg	853361	04/01/2025	04/2025	931.50	0.00	1948	04/16/2025	Contract Landscaping
Total 7240-029 - Neighborhood Landsca...						931.50	0.00			
7260-000 - Neighborhood Irrigation-Com...										
pugsou - Puget Sound Energy	P-93504	scvg	2281413593504	04/01/2025	04/2025	11.70	0.00	1949	04/23/2025	Account #220022814135
citiss - City of Issaquah	P-93579	scvg	24593579	04/01/2025	04/2025	111.19	0.00	1950	04/24/2025	Account #30-4898-00
citiss - City of Issaquah	P-93584	scvg	25093584	04/01/2025	04/2025	111.19	0.00	1950	04/24/2025	Account #30-5230-00
Total 7260-000 - Neighborhood Irrigatio...						234.08	0.00			
7260-029 - Neighborhood Irrig-Water - 29...										
citiss - City of Issaquah	P-93572	scvg	23693572	04/01/2025	04/2025	88.95	0.00	1950	04/24/2025	Account #30-2919-00
citiss - City of Issaquah	P-93573	scvg	23793573	04/01/2025	04/2025	111.19	0.00	1950	04/24/2025	Account #30-2920-00
citiss - City of Issaquah	P-93574	scvg	23893574	04/01/2025	04/2025	111.19	0.00	1950	04/24/2025	Account #30-3011-00
Total 7260-029 - Neighborhood Irrig-Water...						311.33	0.00			
7266-000 - Neighborhood Pest Control										
eagpes - Eagle Pest Eliminators, Inc.	P-93343	scvg	3432	04/10/2025	04/2025	71.70	0.00	1947	04/16/2025	1796 Rodent Control
Total 7266-000 - Neighborhood Pest Control						71.70	0.00			
7280-100 - Repairs & Maint - CA										
bonloc - Bonafide Lock & Safe Inc.	P-93329	scvg	93177	04/02/2025	04/2025	1,020.28	0.00	1942	04/16/2025	1783 Dumpster Lock Replacement
Total 7280-100 - Repairs & Maint - CA						1,020.28	0.00			
						12,889.57	0.00			

Crofton at Village Green-IHCA (scvg)
Budget Comparison

Period = Apr 2025

	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	8,484.00	8,988.00	-504.00	-5.61	90,888.00	89,880.00	1,008.00	1.12	107,856.00
3650-000 Master Collection & Admin Fees	0.00	0.00	0.00	N/A	1,061.52	0.00	1,061.52	N/A	0.00
3900-000 TOTAL OTHER INCOME	8,484.00	8,988.00	-504.00	-5.61	91,949.52	89,880.00	2,069.52	2.30	107,856.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	185.00	0.00	185.00	N/A	0.00
4040-000 Fee & Fine Income	-80.00	0.00	-80.00	N/A	420.00	0.00	420.00	N/A	0.00
4045-000 Interest Income	57.90	0.00	57.90	N/A	514.22	0.00	514.22	N/A	0.00
4047-000 Interest Income-Reserves	1,170.84	0.00	1,170.84	N/A	11,473.81	0.00	11,473.81	N/A	0.00
4070-000 Neighborhood Assessments	22,445.42	23,302.14	-856.72	-3.68	234,531.67	233,021.40	1,510.27	0.65	279,625.65
4070-029 Neighborhood Assessment 29/30/40	12,665.80	13,401.58	-735.78	-5.49	135,487.56	134,015.80	1,471.76	1.10	160,819.00
4390-000 TOTAL ASSOCIATION INCOME	36,259.96	36,703.72	-443.76	-1.21	382,612.26	367,037.20	15,575.06	4.24	440,444.65
4999-000 TOTAL REVENUE	44,743.96	45,691.72	-947.76	-2.07	474,561.78	456,917.20	17,644.58	3.86	548,300.65
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	879.67	879.64	-0.03	0.00	8,796.70	8,796.40	-0.30	0.00	10,555.65
7201-029 Neighborhood Management Fees - 29/30/40	691.42	691.42	0.00	0.00	6,914.20	6,914.20	0.00	0.00	8,297.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	1,013.50	1,200.00	186.50	15.54	1,200.00
7204-029 Neighborhood Reserve Study - 29/30/40	0.00	0.00	0.00	N/A	1,160.54	1,300.00	139.46	10.73	1,300.00
7220-000 Neighborhood Street Lights, Storm Fees	43.29	35.84	-7.45	-20.79	207.45	179.16	-28.29	-15.79	215.00
7221-000 Neighborhood Residential Water	594.49	483.33	-111.16	-23.00	2,780.27	2,416.65	-363.62	-15.05	2,900.00
7225-000 Neighborhood Garbage Removal	4,099.34	3,333.33	-766.01	-22.98	39,243.59	33,333.30	-5,910.29	-17.73	40,000.00
7226-000 Neighborhood Electric /Gas	575.90	350.00	-225.90	-64.54	4,823.02	3,500.00	-1,323.02	-37.80	4,200.00
7240-000 Neighborhood Landscape - Contract / Yards	3,302.61	3,417.25	114.64	3.35	33,026.10	34,172.50	1,146.40	3.35	41,007.00
7240-029 Neighborhood Landscape-Contract - 29/30/40	931.50	945.00	13.50	1.43	9,315.00	9,450.00	135.00	1.43	11,340.00
7250-000 Neighborhood Landscape - Other	0.00	500.00	500.00	100.00	400.00	7,000.00	6,600.00	94.29	12,000.00
7250-029 Neighborhood Landscape-Non-contract - 29/30/40	0.00	650.00	650.00	100.00	5,000.00	3,550.00	-1,450.00	-40.85	5,000.00
7260-000 Neighborhood Irrigation-Common Areas	234.08	725.00	490.92	67.71	14,704.55	21,200.00	6,495.45	30.64	22,000.00
7260-029 Neighborhood Irrig-Water - 29/30/40	311.33	800.00	488.67	61.08	4,328.48	8,000.00	3,671.52	45.89	8,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	200.00	200.00	100.00	350.00	1,300.00	950.00	73.08	2,000.00
7265-029 Neighborhood Irrig R&M - 29/30/40	0.00	0.00	0.00	N/A	200.00	1,000.00	800.00	80.00	1,400.00
7266-000 Neighborhood Pest Control	71.70	0.00	-71.70	N/A	1,497.62	900.00	-597.62	-66.40	1,800.00
7266-029 Neighborhood Pest Control - 29/30/40	0.00	0.00	0.00	N/A	0.00	650.00	650.00	100.00	650.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
7271-029 Neighborhood Gutter/Roof Maintenance 29/30/40	0.00	83.33	83.33	100.00	4,101.70	833.30	-3,268.40	-392.22	1,000.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	1,433.90	750.00	-683.90	-91.19	1,000.00
7272-029 Neighborhood Gutter/Roof Cleaning 29/30/40	0.00	0.00	0.00	N/A	1,764.80	1,800.00	35.20	1.96	1,800.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	990.00	1,500.00	510.00	34.00	1,500.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	825.85	850.00	24.15	2.84	850.00
7278-029 Dryer Vent Cleaning 29/30/40	0.00	0.00	0.00	N/A	1,675.04	1,700.00	24.96	1.47	1,700.00

Crofton at Village Green-IHCA (scvg)
Budget Comparison

Period = Apr 2025

	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	12,582.73	4,166.70	-8,416.03	-201.98	5,000.00
7280-029 Neighborhood Maintenance - 29/30/40	0.00	541.67	541.67	100.00	352.96	5,416.70	5,063.74	93.48	6,500.00
7280-100 Repairs & Maint - CA	1,020.28	833.33	-186.95	-22.43	1,020.28	8,333.30	7,313.02	87.76	10,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	10,386.86	10,540.00	153.14	1.45	10,540.00
7288-029 Neighborhood Property Insurance - 29/30/40	0.00	0.00	0.00	N/A	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	583.30	583.30	100.00	700.00
7289-029 Neighborhood Contingency - 29/30/40	0.00	8.33	8.33	100.00	0.00	83.30	83.30	100.00	100.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	12,755.61	14,952.47	2,196.86	14.69	192,014.29	206,378.81	14,364.52	6.96	239,514.65
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	10.00	0.00	-10.00	N/A	20.00	0.00	-20.00	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	930.00
9830-000 Master Base Assessments	8,988.00	8,988.00	0.00	0.00	89,880.00	89,880.00	0.00	0.00	107,856.00
9855-000 Master Collection Legal Fees	0.00	0.00	0.00	N/A	1,061.52	0.00	-1,061.52	N/A	0.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	8,998.00	8,988.00	-10.00	-0.11	90,961.52	89,880.00	-1,081.52	-1.20	108,786.00
9940-000 TOTAL EXPENSES	21,753.61	23,940.47	2,186.86	9.13	282,975.81	296,258.81	13,283.00	4.48	348,300.65
9950-000 Excess (Deficiency) of Revenues over Expenses	22,990.35	21,751.25	1,239.10	5.70	191,585.97	160,658.39	30,927.58	19.25	200,000.00
Less Reserve Items:									
Reserve Contributions	-16,666.67	-16,666.67	0.00	0.00	-166,666.70	-166,666.70	0.00	0.00	-200,000.00
Reserve Interest Income	-1,170.84	0.00	-1,170.84	N/A	-11,473.81	0.00	-11,473.81	N/A	0.00
	-17,837.51	-16,666.67	-1,170.84	-7.03	-178,140.51	-166,666.70	-11,473.81	-6.88	-200,000.00
Operating Excess (Deficiency) of Rev over Exp	5,152.84	5,084.58	68.26	1.34	13,445.46	-6,008.31	19,453.77	N/A	0.00
Reserve Expenses:									
Dry Rot Repair					9,625.00				
1739 Deck Beam Repair					14,745.61				
1775 Deck Beam & Stair Replacement					8,204.60				
2603 Siding Repair	1,705.05				1,705.05				