

Crofton @ Village Green
FINANCIAL REPORT
Manager's Report for the month ending July 31, 2025

FINANCIAL SUMMARY:

As of July 31, 2025, operating cash totaled \$71,103, unpaid assessments (receivables) totaled \$2,481, and 'other' cash (or cash equivalents) totaled \$938,373, for total assets of \$1,011,956.

Operating liabilities totaled \$0, prepaid assessments totaled \$3, and 'other' liabilities totaled \$0, for total liabilities of \$3.

The Association ended the month in a positive cash position of \$1,011,953.

For the month ending July 31, 2025, the Association incurred expenses and accrued costs totaling \$27,960, over budget by \$4,214.

YTD July 31, 2025, the Association incurred expenses and accrued costs totaling \$346,319, under budget by \$1,981.

As of July 31, 2025, replacement reserves totaled \$938,373.

BUDGET VARIANCES: Explanations for variances more than \$300/month.

Line Item	Variance Amt	Over/Under	Explanation
Neighborhood Garbage Removal	\$ (392.08)	Over	
Neighborhood Elec/Gas	\$ (243.06)	Over	
Neighborhood Landscape - Other (all 7250-x)	\$ 4,850.00	Under	None has been used
Neighborhood Maintenance (all 7280-x)	\$ 825.00	Under	

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
030-0009	\$2,285.94	\$0.00	\$0.00	\$0.00	\$2,285.94	Fines
048-001R	\$20.00	\$0.00	\$0.00	\$0.00	\$20.00	ARC Application
048-007R	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	Fines
048-014R	\$0.00	-\$10.00	\$10.00	\$100.00	\$100.00	Fines
048-024R	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	Fines
TOTALS	\$2,305.94	-\$10.00	\$10.00	\$200.00	\$2,505.94	

COMPLETED AND PENDING MAINTENANCE:

Tree removal/trimming completed by Eastside Tree Care week February 2025
Gutter & roof cleaning on attached homes completed January 2025. Scheduled for Fall
Dryer vent cleaning performed on attached units performed September 2024
Alleyway re-coating CVG 48.52 (cost permitting) to be performed summer 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 = Jul 2025

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	9,540.87	5,256.12	4,284.75
1030-000	CIT -Operating Money Market	61,562.18	90,510.01	-28,947.83
1066-000	Certificate of Deposits - Reserve	203,200.00	202,400.00	800.00
1080-000	CIT - Reserve MM	735,172.50	717,735.80	17,436.70
1090-000	TOTAL CASH	1,009,475.55	1,015,901.93	-6,426.38
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	2,480.77	203.42	2,277.35
1120-000	A/R - Non-Members/Assoc	0.00	50.00	-50.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	2,480.77	253.42	2,227.35
1990-000	TOTAL ASSETS	1,011,956.32	1,016,155.35	-4,199.03
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	3.42	5,352.83	-5,349.41
2680-000	TOTAL OTHER LIABILITIES	3.42	5,352.83	-5,349.41
2690-000	TOTAL LIABILITIES	3.42	5,352.83	-5,349.41
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	-127,041.75	86,808.02	-213,849.77
2830-000	Current Year Reserve Transfers	197,848.03	-213,849.77	411,697.80
2850-000	Current Year Retained Earnings/Operating Fund	2,774.12	217,708.47	-214,934.35
2855-000	Reserve Equity	938,372.50	920,135.80	18,236.70
2990-000	TOTAL CAPITAL	1,011,952.90	1,010,802.52	1,150.38
2999-000	TOTAL LIABILITIES & CAPITAL	1,011,956.32	1,016,155.35	-4,199.03

Crofton at Village Green-IHCA (scvg)
Budget Comparison

Period = Jul 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	11,919.00	9,309.00	2,610.00	28.04	11,919.00	9,309.00	2,610.00	28.04	111,708.00
3900-000	TOTAL OTHER INCOME	11,919.00	9,309.00	2,610.00	28.04	11,919.00	9,309.00	2,610.00	28.04	111,708.00
4010-000	ASSOCIATION INCOME									
4040-000	Fee & Fine Income	20.00	0.00	20.00	N/A	20.00	0.00	20.00	N/A	0.00
4045-000	Interest Income	61.30	0.00	61.30	N/A	61.30	0.00	61.30	N/A	0.00
4047-000	Interest Income-Reserves	1,193.77	0.00	1,193.77	N/A	1,193.77	0.00	1,193.77	N/A	0.00
4070-000	Neighborhood Assessments	28,346.94	25,658.15	2,688.79	10.48	28,346.94	25,658.15	2,688.79	10.48	307,897.80
4070-029	Neighborhood Assessment 29/30/40	20,266.85	14,560.58	5,706.27	39.19	20,266.85	14,560.58	5,706.27	39.19	174,727.00
4390-000	TOTAL ASSOCIATION INCOME	49,888.86	40,218.73	9,670.13	24.04	49,888.86	40,218.73	9,670.13	24.04	482,624.80
4999-000	TOTAL REVENUE	61,807.86	49,527.73	12,280.13	24.79	61,807.86	49,527.73	12,280.13	24.79	594,332.80
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	923.67	923.65	-0.02	0.00	923.67	923.65	-0.02	0.00	11,083.80
7201-029	Neighborhood Management Fees - 29/30/40	712.50	712.50	0.00	0.00	712.50	712.50	0.00	0.00	8,550.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,014.00
7204-029	Neighborhood Reserve Study - 29/30/40	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,200.00
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	3,000.00
7225-000	Neighborhood Garbage Removal	4,142.08	3,750.00	-392.08	-10.46	4,142.08	3,750.00	-392.08	-10.46	45,000.00
7226-000	Neighborhood Electric /Gas	659.73	416.67	-243.06	-58.33	659.73	416.67	-243.06	-58.33	5,000.00
7240-000	Neighborhood Landscape - Contract / Yards	3,401.68	3,520.00	118.32	3.36	3,401.68	3,520.00	118.32	3.36	42,240.00
7240-029	Neighborhood Landscape-Contract - 29/30/40	959.45	975.00	15.55	1.59	959.45	975.00	15.55	1.59	11,700.00
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	11.74	100.00	88.26	88.26	11.74	100.00	88.26	88.26	23,000.00
7260-029	Neighborhood Irrig-Water - 29/30/40	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	7,500.00
7265-000	Neigh Irrig Maint & Repairs	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	1,500.00
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	1,200.00
7266-000	Neighborhood Pest Control	319.88	0.00	-319.88	N/A	319.88	0.00	-319.88	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	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,600.00
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	1,200.00
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 2025

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7280-000	Neighborhood Maintenance	300.00	625.00	325.00	52.00	300.00	625.00	325.00	52.00	7,500.00
7280-029	Neighborhood Maintenance - 29/30/40	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00
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	11,889.47	12,000.00	110.53	0.92	11,889.47	12,000.00	110.53	0.92	12,000.00
7288-029	Neighborhood Property Insurance - 29/30/40	26,404.54	26,650.00	245.46	0.92	26,404.54	26,650.00	245.46	0.92	26,650.00
7289-000	Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
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	49,724.74	56,272.82	6,548.08	11.64	49,724.74	56,272.82	6,548.08	11.64	255,252.80
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	3,372.00
9830-000	Master Base Assessments	9,309.00	9,309.00	0.00	0.00	9,309.00	9,309.00	0.00	0.00	111,708.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	9,309.00	9,309.00	0.00	0.00	9,309.00	9,309.00	0.00	0.00	115,080.00
9940-000	TOTAL EXPENSES	59,033.74	65,581.82	6,548.08	9.98	59,033.74	65,581.82	6,548.08	9.98	370,332.80
9950-000	Excess (Deficiency) of Revenues over Expenses	2,774.12	-16,054.09	18,828.21	117.28	2,774.12	-16,054.09	18,828.21	117.28	224,000.00
	Less Reserve Items:									
	Reserve Contributions	-18,666.67	-18,666.67	0.00	0.00	-18,666.67	-18,666.67	0.00	0.00	-200,000.00
	Reserve Interest Income	-1,193.77	0.00	-1,193.77	N/A	-1,193.77	0.00	-1,193.77	N/A	0.00
		-19,860.44	-18,666.67	-1,193.77	-6.40	-19,860.44	-18,666.67	-1,193.77	-6.40	-200,000.00
	Operating Excess (Deficiency) of Rev over Exp	-17,086.32	-34,720.76	17,634.44	50.79	-17,086.32	-34,720.76	17,634.44	50.79	24,000.00
	Reserve Expenses:									
	1739 Deck Railing Repair	1,623.74				1,623.74				

Statement (12 months)

Period = Jul 2025

Book = Accrual ; Tree = ysi_is

		Jul 2025		Total
3000-000	INCOME			
3500-000	OTHER INCOME			
3590-000	IHCA Master Base Assess. Income	11,919.00		11,919.00
3900-000	TOTAL OTHER INCOME	11,919.00		11,919.00
3999-000	TOTAL PM INCOME	11,919.00		11,919.00
4010-000	ASSOCIATION INCOME			
4040-000	Fee & Fine Income	20.00		20.00
4045-000	Interest Income	61.30		61.30
4047-000	Interest Income-Reserves	1,193.77		1,193.77
4070-000	Neighborhood Assessments	28,346.94		28,346.94
4070-029	Neighborhood Assessment 29/30/40	20,266.85		20,266.85
4390-000	TOTAL ASSOCIATION INCOME	49,888.86		49,888.86
4999-000	TOTAL REVENUE	61,807.86		61,807.86
6000-000	EXPENSES			
7200-000	NEIGHBORHOOD EXPENSES			
7201-000	Neighborhood Management Fees	923.67		923.67
7201-029	Neighborhood Management Fees - 29/30/40	712.50		712.50
7225-000	Neighborhood Garbage Removal	4,142.08		4,142.08
7226-000	Neighborhood Electric /Gas	659.73		659.73
7240-000	Neighborhood Landscape - Contract / Yards	3,401.68		3,401.68
7240-029	Neighborhood Landscape-Contract - 29/30/40	959.45		959.45
7260-000	Neighborhood Irrigation-Common Areas	11.74		11.74
7266-000	Neighborhood Pest Control	319.88		319.88
7280-000	Neighborhood Maintenance	300.00		300.00
7288-000	Neighborhood Property Insurance	11,889.47		11,889.47
7288-029	Neighborhood Property Insurance - 29/30/40	26,404.54		26,404.54
7290-000	TOTAL NEIGHBORHOOD EXPENSES	49,724.74		49,724.74
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION			
9830-000	Master Base Assessments	9,309.00		9,309.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	9,309.00		9,309.00
9940-000	TOTAL EXPENSES	59,033.74		59,033.74
9950-000	Excess (Deficiency) of Revenues over Expenses	2,774.12		2,774.12

Expense Distribution

Property=scvg AND mm/yy=07/2025-07/2025

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
2855-000 - Reserve Equity										
condocare - CondoCare Inc.	P-94784	scvg	44717	07/25/2025	07/2025	1,623.74	0.00	180	07/31/2025	1739 - Deck Railing Repair
Total 2855-000 - Reserve Equity						1,623.74	0.00			
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-94595	scvg	0005166276	07/01/2025	07/2025	956.26	0.00	1978	07/17/2025	Customer #068956
clesca - Recology King County	P-94596	scvg	0005166280	07/01/2025	07/2025	1,756.43	0.00	1979	07/17/2025	Customer #069212
clesca - Recology King County	P-94597	scvg	0005166281	07/01/2025	07/2025	678.78	0.00	1980	07/17/2025	Customer #069213
clesca - Recology King County	P-94598	scvg	0005166282	07/01/2025	07/2025	750.61	0.00	1981	07/17/2025	Customer #069215
Total 7225-000 - Neighborhood Garbage...						4,142.08	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-94614	scvg	44794614	07/01/2025	07/2025	11.97	0.00	1985	07/22/2025	Account #200011558620
pugsou - Puget Sound Energy	P-94632	scvg	44894632	07/01/2025	07/2025	19.85	0.00	1985	07/22/2025	Account #200011557911
pugsou - Puget Sound Energy	P-94638	scvg	44694638	07/01/2025	07/2025	11.61	0.00	1985	07/22/2025	Account #200011558844
pugsou - Puget Sound Energy	P-94655	scvg	1654417794655	07/01/2025	07/2025	24.04	0.00	1985	07/22/2025	Account #220016544177
pugsou - Puget Sound Energy	P-94656	scvg	1703859194656	07/01/2025	07/2025	14.73	0.00	1985	07/22/2025	Account #220017038591
pugsou - Puget Sound Energy	P-94686	scvg	1669518594686	07/01/2025	07/2025	27.09	0.00	1985	07/22/2025	Acct #220016695185
pugsou - Puget Sound Energy	P-94691	scvg	46594691	07/01/2025	07/2025	14.12	0.00	1985	07/22/2025	Account #200011558166
pugsou - Puget Sound Energy	P-94696	scvg	2337187994696	07/01/2025	07/2025	76.79	0.00	1985	07/22/2025	Account #220023371879
pugsou - Puget Sound Energy	P-94788	scvg	45594788	07/01/2025	07/2025	73.81	0.00	1987	07/31/2025	Account #200009019346
pugsou - Puget Sound Energy	P-94789	scvg	46194789	07/01/2025	07/2025	109.05	0.00	1987	07/31/2025	Account #200009019981
pugsou - Puget Sound Energy	P-94790	scvg	45894790	07/01/2025	07/2025	111.27	0.00	1987	07/31/2025	Account #200009026283
pugsou - Puget Sound Energy	P-94791	scvg	46294791	07/01/2025	07/2025	16.21	0.00	1987	07/31/2025	Account #200009026507
pugsou - Puget Sound Energy	P-94792	scvg	45994792	07/01/2025	07/2025	19.95	0.00	1987	07/31/2025	Account #200009026077
pugsou - Puget Sound Energy	P-94793	scvg	45394793	07/01/2025	07/2025	83.22	0.00	1987	07/31/2025	Account #200009025434
pugsou - Puget Sound Energy	P-94794	scvg	46394794	07/01/2025	07/2025	15.34	0.00	1987	07/31/2025	Account #200009019775
pugsou - Puget Sound Energy	P-94795	scvg	45294795	07/01/2025	07/2025	17.73	0.00	1987	07/31/2025	Account #200009019551
pugsou - Puget Sound Energy	P-94796	scvg	45694796	07/01/2025	07/2025	12.95	0.00	1987	07/31/2025	Account #200009025186
Total 7226-000 - Neighborhood Electric /Gas						659.73	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-94527	scvg	885161	07/01/2025	07/2025	3,401.68	0.00	1984	07/17/2025	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						3,401.68	0.00			
7240-029 - Neighborhood Landscape-Con...										
landcare - LandCare USA LLC	P-94527	scvg	885161	07/01/2025	07/2025	959.45	0.00	1984	07/17/2025	Contract Landscaping
Total 7240-029 - Neighborhood Landsca...						959.45	0.00			
7260-000 - Neighborhood Irrigation-Com...										
pugsou - Puget Sound Energy	P-94688	scvg	2281413594688	07/01/2025	07/2025	11.74	0.00	1985	07/22/2025	Account #220022814135

Expense Distribution

Property=scvg AND mm/yy=07/2025-07/2025

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
Total 7260-000 - Neighborhood Irrigatio...						11.74	0.00			
7266-000 - Neighborhood Pest Control										
eagpes - Eagle Pest Eliminators, Inc.	P-94565	scvg	23372	07/09/2025	07/2025	71.70	0.00	1982	07/17/2025	1796 26th Rodent Control
eagpes - Eagle Pest Eliminators, Inc.	P-94566	scvg	25260	07/09/2025	07/2025	248.18	0.00	1982	07/17/2025	1805 28th - One Shot Wasp Nest
Total 7266-000 - Neighborhood Pest Control						319.88	0.00			
7280-000 - Neighborhood Maintenance										
isscom - Issaquah Highlands Communit...	P-94772	scvg	T4918 Land BB 07/2025	07/23/2025	07/2025	300.00	0.00	1986	07/23/2025	W/O #5906 Stain Stair Rails
Total 7280-000 - Neighborhood Maintenance						300.00	0.00			
7288-000 - Neighborhood Property Insurance										
hubint - HUB International	P-94601	scvg	4194945	07/03/2025	07/2025	11,889.47	0.00	1983	07/17/2025	Account #ISSAHIG-01
Total 7288-000 - Neighborhood Property I...						11,889.47	0.00			
7288-029 - Neighborhood Property Insura...										
hubint - HUB International	P-94601	scvg	4194945	07/03/2025	07/2025	26,404.54	0.00	1983	07/17/2025	Account #ISSAHIG-01
Total 7288-029 - Neighborhood Property I...						26,404.54	0.00			
						49,712.31	0.00			