



Villaggio
FINANCIAL REPORT

Manager's Report for the month ending July 31, 2025

FINANCIAL SUMMARY:

As of July 31, 2025, operating cash totaled \$5,604, unpaid assessments (receivables) totaled \$2,786, and 'other' cash (or cash equivalents) totaled \$478,328, for total assets of \$486,717.

Operating liabilities totaled \$0, prepaid assessments totaled \$428, and 'other' liabilities totaled \$0, for total liabilities of \$428.

The Association ended the month in a positive cash position of \$486,289.

For the month ending July 31, 2025, the Association incurred expenses and accrued costs totaling \$40,546, under budget by \$417.

YTD July 31, 2025, the Association incurred expenses and accrued costs totaling \$40,546, under budget by \$417.

As of July 31, 2025, replacement reserves totaled \$478,328.

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

Line Item	Amount	Under/Over	Explanation
Neighborhood Irrigation - Common Area	\$ 987.68	Under	
Neighborhood Maintenance	\$ (900.00)	Over	

DELINQUENCY REPORT: None this month.						
Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
096-0010	\$2,786.10	\$0.00	\$0.00	\$0.00	\$2,786.10	
TOTALS	\$2,786.10	\$0.00	\$0.00	\$0.00	\$2,786.10	

COMPLETED AND PENDING MAINTENANCE:

*Estimate for Sidewalk Repair - to be completed 8/2025

Irrigation repairs continue

*Dryer vent cleaning performed in September 2024

*Street sweeping followed by asphalt coating to be performed (pending cost) summer 2025

*Gutter and roof cleaning completed January 2025 (next in Fall)

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	884.21	6,068.27	-5,184.06
1030-000	CIT -Operating Money Market	4,719.34	16,603.73	-11,884.39
1066-000	Certificate of Deposits - Reserve	100,866.77	100,537.60	329.17
1080-000	CIT - Reserve MM	377,460.98	377,258.26	202.72
1090-000	TOTAL CASH	483,931.30	500,467.86	-16,536.56
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	2,786.10	0.00	2,786.10
1248-000	TOTAL ACCOUNTS RECEIVABLE	2,786.10	0.00	2,786.10
1990-000	TOTAL ASSETS	486,717.40	500,467.86	-13,750.46
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
1999-000	ACCOUNTS PAYABLE			
2000-000	Accounts Payable-Trade	0.00	1,611.68	-1,611.68
2205-000	TOTAL ACCOUNTS PAYABLE	0.00	1,611.68	-1,611.68
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	427.98	427.98	0.00
2680-000	TOTAL OTHER LIABILITIES	427.98	427.98	0.00
2690-000	TOTAL LIABILITIES	427.98	2,039.66	-1,611.68
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	20,632.34	12,310.26	8,322.08
2830-000	Current Year Reserve Transfers	-531.89	-127,169.34	126,637.45
2850-000	Current Year Retained Earnings/Operating Fund	-12,138.78	135,491.42	-147,630.20
2855-000	Reserve Equity	478,327.75	477,795.86	531.89
2990-000	TOTAL CAPITAL	486,289.42	498,428.20	-12,138.78
2999-000	TOTAL LIABILITIES & CAPITAL	486,717.40	500,467.86	-13,750.46

Villaggio - IHCA Sup (s96)

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	5,220.00	4,350.00	870.00	20.00	5,220.00	4,350.00	870.00	20.00	52,200.00
3900-000	TOTAL OTHER INCOME	5,220.00	4,350.00	870.00	20.00	5,220.00	4,350.00	870.00	20.00	52,200.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	14.50	0.00	14.50	N/A	14.50	0.00	14.50	N/A	0.00
4047-000	Interest Income-Reserves	531.89	0.00	531.89	N/A	531.89	0.00	531.89	N/A	0.00
4070-000	Neighborhood Assessments	22,641.02	18,867.67	3,773.35	20.00	22,641.02	18,867.67	3,773.35	20.00	226,412.00
4390-000	TOTAL ASSOCIATION INCOME	23,187.41	18,867.67	4,319.74	22.89	23,187.41	18,867.67	4,319.74	22.89	226,412.00
4999-000	TOTAL REVENUE	28,407.41	23,217.67	5,189.74	22.35	28,407.41	23,217.67	5,189.74	22.35	278,612.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	841.92	841.92	0.00	0.00	841.92	841.92	0.00	0.00	10,103.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,174.00
7208-000	Neighborhood Utilities-Lights & Storm Water Fees	10.89	12.50	1.61	12.88	10.89	12.50	1.61	12.88	150.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	1,389.28	1,425.00	35.72	2.51	1,389.28	1,425.00	35.72	2.51	17,100.00
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	6,000.00
7260-000	Neighborhood Irrigation-Common Areas	12.32	1,000.00	987.68	98.77	12.32	1,000.00	987.68	98.77	8,000.00
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
7266-000	Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,200.00
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,600.00
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	700.00
7278-000	Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,700.00
7280-000	Neighborhood Maintenance	900.00	0.00	-900.00	N/A	900.00	0.00	-900.00	N/A	4,500.00
7288-000	Neighborhood Property Insurance	33,041.78	33,250.00	208.22	0.63	33,041.78	33,250.00	208.22	0.63	33,250.00
7289-000	Neighborhood Contingency	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	36,196.19	36,612.75	416.56	1.14	36,196.19	36,612.75	416.56	1.14	90,477.00
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	935.00
9830-000	Master Base Assessments	4,350.00	4,350.00	0.00	0.00	4,350.00	4,350.00	0.00	0.00	52,200.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	4,350.00	4,350.00	0.00	0.00	4,350.00	4,350.00	0.00	0.00	53,135.00
9940-000	TOTAL EXPENSES	40,546.19	40,962.75	416.56	1.02	40,546.19	40,962.75	416.56	1.02	143,612.00
9950-000	Excess (Deficiency) of Revenues over Expenses	-12,138.78	-17,745.08	5,606.30	31.59	-12,138.78	-17,745.08	5,606.30	31.59	135,000.00

Villaggio - IHCA Sup (s96)
Budget Comparison
Period = Jul 2025

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<u>Less Reserve Items:</u>									
Reserve Contributions	-11,250.00	-11,250.00	0.00	0.00	0.00	0.00	0.00	0.00	-135,000.00
Reserve Interest Income	-531.89	0.00	-531.89	N/A	-531.89	0.00	-531.89	N/A	0.00
	-11,781.89	-11,250.00	-531.89	-4.73	-531.89	0.00	-531.89	N/A	-135,000.00
Operating Excess (Deficiency) of Rev over Exp	-23,920.67	-28,995.08	5,074.41	17.50	-12,670.67	-17,745.08	5,074.41	28.60	0.00

Reserve Expenses:

None at this Time

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	5,220.00		5,220.00
3900-000	TOTAL OTHER INCOME	5,220.00		5,220.00
3999-000	TOTAL PM INCOME	5,220.00		5,220.00
4010-000	ASSOCIATION INCOME			
4045-000	Interest Income	14.50		14.50
4047-000	Interest Income-Reserves	531.89		531.89
4070-000	Neighborhood Assessments	22,641.02		22,641.02
4390-000	TOTAL ASSOCIATION INCOME	23,187.41		23,187.41
4999-000	TOTAL REVENUE	28,407.41		28,407.41
6000-000	EXPENSES			
7200-000	NEIGHBORHOOD EXPENSES			
7201-000	Neighborhood Management Fees	841.92		841.92
7208-000	Neighborhood Utilities-Lights & Storm Water Fees	10.89		10.89
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	1,389.28		1,389.28
7260-000	Neighborhood Irrigation-Common Areas	12.32		12.32
7280-000	Neighborhood Maintenance	900.00		900.00
7288-000	Neighborhood Property Insurance	33,041.78		33,041.78
7290-000	TOTAL NEIGHBORHOOD EXPENSES	36,196.19		36,196.19
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION			
9830-000	Master Base Assessments	4,350.00		4,350.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	4,350.00		4,350.00
9940-000	TOTAL EXPENSES	40,546.19		40,546.19
9950-000	Excess (Deficiency) of Revenues over Expenses	-12,138.78		-12,138.78

Expense Distribution

Property=s96 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
2075-000 - A/P Reimbursements										
t0014766 - Xie	P-94555	s96	096-0006	07/11/2025	07/2025	2,321.75	0.00	1091	07/11/2025	Reimb HO Overpaid Assessments
Total 2075-000 - A/P Reimbursements						2,321.75	0.00			
7208-000 - Neighborhood Utilities-Lights ...										
pugsou - Puget Sound Energy	P-94635	s96	42394635	07/01/2025	07/2025	10.89	0.00	1095	07/22/2025	Account #200021421918
Total 7208-000 - Neighborhood Utilities-Li...						10.89	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-94532	s96	885162	07/01/2025	07/2025	1,389.28	0.00	1094	07/17/2025	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						1,389.28	0.00			
7260-000 - Neighborhood Irrigation-Com...										
pugsou - Puget Sound Energy	P-94683	s96	40994683	07/01/2025	07/2025	12.32	0.00	1095	07/22/2025	Account #200013326737
Total 7260-000 - Neighborhood Irrigatio...						12.32	0.00			
7280-000 - Neighborhood Maintenance										
isscom - Issaquah Highlands Communit...	P-94775	s96	096 Land BB 07/2025	07/23/2025	07/2025	900.00	0.00	1096	07/23/2025	W/O #5841 Repair & Pressure Wash Trellis
Total 7280-000 - Neighborhood Maintenance						900.00	0.00			
7288-000 - Neighborhood Property Insurance										
hubint - HUB International	P-94601	s96	4194945	07/03/2025	07/2025	33,041.78	0.00	1093	07/17/2025	Account #ISSAHIG-01
Total 7288-000 - Neighborhood Property I...						33,041.78	0.00			
						37,676.02	0.00			