



**Crofton @ Village Green
FINANCIAL REPORT**

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

FINANCIAL SUMMARY:

As of September 30, 2025, operating cash totaled \$78,950, unpaid assessments (receivables) totaled \$788, and 'other' cash (or cash equivalents) totaled \$962,327, for total assets of \$1,042,065.

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 \$1,042,062.

For the month ending September 30, 2025, the Association incurred expenses and accrued costs totaling \$20,088, under budget by \$1,969.

YTD September 30, 2025, the Association incurred expenses and accrued costs totaling \$110,964, under budget by \$11,342.

As of September 30, 2025, replacement reserves totaled \$962,327.

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

Line Item	Variance Amt	Over/Under	
Neighborhood Garbage Removal	\$ (343.24)	Over	

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	
t 0009756	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	
t 0014874	\$994.08	\$0.00	\$0.00	\$0.00	\$994.08	
t 0002805	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	
t 0012853	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	
TOTALS	\$994.08	\$0.00	\$0.00	\$200.00	\$1,194.08	

COMPLETED AND PENDING MAINTENANCE:

*Sidewalk trip hazard - Complete

*Neighborhood roof cleaning - completed September 2025

*Irrigation is shut off for the season. Winterizing will happen in October 2025

ROUTINE MAINTENANCE:

*Irrigation breaks repaired, there were many breaks.

*Dryer vent cleaning performed October 2024 - Scheduled for October 2025

*Gutter cleaning performed on attached units in September 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 = Sep 2025
Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	2,056.47	-9,842.62	11,899.09
1030-000	CIT -Operating Money Market	76,893.73	81,122.06	-4,228.33
1066-000	Certificate of Deposits - Reserve	204,800.00	204,000.00	800.00
1080-000	CIT - Reserve MM	757,526.96	739,666.71	17,860.25
1090-000	TOTAL CASH	1,041,277.16	1,014,946.15	26,331.01
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	787.92	2,919.27	-2,131.35
1248-000	TOTAL ACCOUNTS RECEIVABLE	787.92	2,919.27	-2,131.35
1990-000	TOTAL ASSETS	1,042,065.08	1,017,865.42	24,199.66
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	3.42	3.42	0.00
2680-000	TOTAL OTHER LIABILITIES	3.42	3.42	0.00
2690-000	TOTAL LIABILITIES	3.42	3.42	0.00
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	-127,041.75	-127,041.75	0.00
2830-000	Current Year Reserve Transfers	158,113.41	177,976.10	-19,862.69
2850-000	Current Year Retained Earnings/Operating Fund	48,663.04	23,260.94	25,402.10
2855-000	Reserve Equity	962,326.96	943,666.71	18,660.25
2990-000	TOTAL CAPITAL	1,042,061.66	1,017,862.00	24,199.66
2999-000	TOTAL LIABILITIES & CAPITAL	1,042,065.08	1,017,865.42	24,199.66

Crofton at Village Green-IHCA (scvg) Budget Comparison

Period = Sep 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	8,352.00	9,309.00	-957.00	-10.28	29,754.00	27,927.00	1,827.00	6.54	111,708.00
3900-000	TOTAL OTHER INCOME	8,352.00	9,309.00	-957.00	-10.28	29,754.00	27,927.00	1,827.00	6.54	111,708.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	43.53	0.00	43.53	N/A	154.65	0.00	154.65	N/A	0.00
4047-000	Interest Income-Reserves	1,196.02	0.00	1,196.02	N/A	3,595.05	0.00	3,595.05	N/A	0.00
4070-000	Neighborhood Assessments	22,479.12	25,658.15	-3,179.03	-12.39	78,723.55	76,974.45	1,749.10	2.27	307,897.80
4070-029	Neighborhood Assessment 29/30/40	13,419.41	14,560.58	-1,141.17	-7.84	47,399.66	43,681.74	3,717.92	8.51	174,727.00
4390-000	TOTAL ASSOCIATION INCOME	37,138.08	40,218.73	-3,080.65	-7.66	129,872.91	120,656.19	9,216.72	7.64	482,624.80
4999-000	TOTAL REVENUE	45,490.08	49,527.73	-4,037.65	-8.15	159,626.91	148,583.19	11,043.72	7.43	594,332.80
6000-000										
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	923.67	923.65	-0.02	0.00	2,771.01	2,770.95	-0.06	0.00	11,083.80
7201-029	Neighborhood Management Fees - 29/30/40	712.50	712.50	0.00	0.00	2,137.50	2,137.50	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	43.29	35.83	-7.46	-20.82	215.00
7221-000	Neighborhood Residential Water	0.00	0.00	0.00	N/A	597.45	500.00	-97.45	-19.49	3,000.00
7225-000	Neighborhood Garbage Removal	4,093.24	3,750.00	-343.24	-9.15	12,310.24	11,250.00	-1,060.24	-9.42	45,000.00
7226-000	Neighborhood Electric /Gas	604.99	416.67	-188.32	-45.20	1,951.27	1,250.01	-701.26	-56.10	5,000.00
7240-000	Neighborhood Landscape - Contract / Yards	3,401.68	3,520.00	118.32	3.36	10,205.04	10,560.00	354.96	3.36	42,240.00
7240-029	Neighborhood Landscape-Contract - 29/30/40	959.45	975.00	15.55	1.59	2,878.35	2,925.00	46.65	1.59	11,700.00
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	0.00	4,450.00	4,450.00	100.00	12,000.00
7250-029	Neighborhood Landscape-Non-contract - 29/30/40	0.00	0.00	0.00	N/A	0.00	1,400.00	1,400.00	100.00	5,000.00
7260-000	Neighborhood Irrigation-Common Areas	11.75	25.00	13.25	53.00	9,853.18	8,025.00	-1,828.18	-22.78	23,000.00
7260-029	Neighborhood Irrig-Water - 29/30/40	0.00	0.00	0.00	N/A	1,232.25	1,800.00	567.75	31.54	7,500.00
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	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	100.00	100.00	100.00	1,200.00
7266-000	Neighborhood Pest Control	71.70	0.00	-71.70	N/A	463.28	1,000.00	536.72	53.67	2,000.00
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	200.00	200.00	100.00	0.00	200.00	200.00	100.00	1,500.00
7271-029	Neighborhood Gutter/Roof Maintenance 29/30/40	0.00	166.67	166.67	100.00	0.00	500.01	500.01	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
7280-000	Neighborhood Maintenance	0.00	625.00	625.00	100.00	300.00	1,875.00	1,575.00	84.00	7,500.00
7280-029	Neighborhood Maintenance - 29/30/40	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	6,000.00
7280-100	Repairs & Maint - CA	0.00	833.33	833.33	100.00	0.00	2,499.99	2,499.99	100.00	10,000.00

Crofton at Village Green-IHCA (scvg)
Budget Comparison

Period = Sep 2025

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7288-000	Neighborhood Property Insurance	0.00	0.00	0.00	N/A	11,889.47	12,000.00	110.53	0.92	12,000.00
7288-029	Neighborhood Property Insurance - 29/30/40	0.00	0.00	0.00	N/A	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	125.01	125.01	100.00	500.00
7289-029	Neighborhood Contingency - 29/30/40	0.00	8.33	8.33	100.00	0.00	24.99	24.99	100.00	100.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	10,778.98	12,747.82	1,968.84	15.44	83,036.87	94,379.29	11,342.42	12.02	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	27,927.00	27,927.00	0.00	0.00	111,708.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	9,309.00	9,309.00	0.00	0.00	27,927.00	27,927.00	0.00	0.00	115,080.00
9940-000	TOTAL EXPENSES	20,087.98	22,056.82	1,968.84	8.93	110,963.87	122,306.29	11,342.42	9.27	370,332.80
9950-000	Excess (Deficiency) of Revenues over Expenses	25,402.10	27,470.91	-2,068.81	-7.53	48,663.04	26,276.90	22,386.14	85.19	224,000.00
Less Reserve Items:										
	Reserve Contributions	-18,666.67	-18,666.67	0.00	0.00	-56,000.01	-56,000.01	0.00	0.00	-200,000.00
	Reserve Interest Income	-1,196.02	0.00	-1,196.02	N/A	-3,595.05	0.00	-3,595.05	N/A	0.00
		-19,862.69	-18,666.67	-1,196.02	-6.41	-59,595.06	-56,000.01	-3,595.05	-6.42	-200,000.00
Operating	Excess (Deficiency) of Rev over Exp	5,539.41	8,804.24	-3,264.83	-37.08	-10,932.02	-29,723.11	18,791.09	63.22	24,000.00
Reserve Expenses:										
	1739 Deck Railing Repair	1,202.44				17,403.90				

Statement (12 months)

Period = Jul 2025-Sep 2025

Book = Accrual ; Tree = ysi_is

		Jul 2025		Aug 2025		Sep 2025		Total
3000-000	INCOME							
3500-000	OTHER INCOME							
3590-000	IHCA Master Base Assess. Income	11,919.00		9,483.00		8,352.00		29,754.00
3900-000	TOTAL OTHER INCOME	11,919.00		9,483.00		8,352.00		29,754.00
3999-000	TOTAL PM INCOME	11,919.00		9,483.00		8,352.00		29,754.00
4010-000	ASSOCIATION INCOME							
4040-000	Fee & Fine Income	20.00		-20.00		0.00		0.00
4045-000	Interest Income	61.30		49.82		43.53		154.65
4047-000	Interest Income-Reserves	1,193.77		1,205.26		1,196.02		3,595.05
4070-000	Neighborhood Assessments	28,346.94		27,897.49		22,479.12		78,723.55
4070-029	Neighborhood Assessment 29/30/40	20,266.85		13,713.40		13,419.41		47,399.66
4390-000	TOTAL ASSOCIATION INCOME	49,888.86		42,845.97		37,138.08		129,872.91
4999-000	TOTAL REVENUE	61,807.86		52,328.97		45,490.08		159,626.91
6000-000	EXPENSES							
7200-000	NEIGHBORHOOD EXPENSES							
7201-000	Neighborhood Management Fees	923.67		923.67		923.67		2,771.01
7201-029	Neighborhood Management Fees - 29/30/40	712.50		712.50		712.50		2,137.50
7220-000	Neighborhood Street Lights, Storm Fees	0.00		43.29		0.00		43.29
7221-000	Neighborhood Residential Water	0.00		597.45		0.00		597.45
7225-000	Neighborhood Garbage Removal	4,142.08		4,074.92		4,093.24		12,310.24
7226-000	Neighborhood Electric /Gas	659.73		686.55		604.99		1,951.27
7240-000	Neighborhood Landscape - Contract / Yards	3,401.68		3,401.68		3,401.68		10,205.04
7240-029	Neighborhood Landscape-Contract - 29/30/40	959.45		959.45		959.45		2,878.35
7260-000	Neighborhood Irrigation-Common Areas	11.74		9,829.69		11.75		9,853.18
7260-029	Neighborhood Irrig-Water - 29/30/40	0.00		1,232.25		0.00		1,232.25
7266-000	Neighborhood Pest Control	319.88		71.70		71.70		463.28
7280-000	Neighborhood Maintenance	300.00		0.00		0.00		300.00
7288-000	Neighborhood Property Insurance	11,889.47		0.00		0.00		11,889.47
7288-029	Neighborhood Property Insurance - 29/30/40	26,404.54		0.00		0.00		26,404.54
7290-000	TOTAL NEIGHBORHOOD EXPENSES	49,724.74		22,533.15		10,778.98		83,036.87
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION							
9830-000	Master Base Assessments	9,309.00		9,309.00		9,309.00		27,927.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	9,309.00		9,309.00		9,309.00		27,927.00
9940-000	TOTAL EXPENSES	59,033.74		31,842.15		20,087.98		110,963.87
9950-000	Excess (Deficiency) of Revenues over Expenses	2,774.12		20,486.82		25,402.10		48,663.04

Expense Distribution

Property=scvg AND mm/yy=09/2025-09/2025

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-95593	scvg	44898	09/22/2025	09/2025	1,202.44	0.00	182	09/30/2025	1739 Deck Railing Repair
Total 2855-000 - Reserve Equity						1,202.44	0.00			
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-95312	scvg	0005253923	09/01/2025	09/2025	950.16	0.00	1998	09/17/2025	Customer #068956
clesca - Recology King County	P-95313	scvg	0005253927	09/01/2025	09/2025	1,756.43	0.00	1999	09/17/2025	Customer #069212
clesca - Recology King County	P-95314	scvg	0005253928	09/01/2025	09/2025	678.78	0.00	2000	09/17/2025	Customer #069213
clesca - Recology King County	P-95315	scvg	0005253929	09/01/2025	09/2025	707.87	0.00	2001	09/17/2025	Customer #069215
Total 7225-000 - Neighborhood Garbage...						4,093.24	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-95408	scvg	44695408	09/01/2025	09/2025	11.98	0.00	2003	09/19/2025	Account #200011558844
pugsou - Puget Sound Energy	P-95409	scvg	46595409	09/01/2025	09/2025	14.36	0.00	2003	09/19/2025	Account #200011558166
pugsou - Puget Sound Energy	P-95426	scvg	1654417795426	09/01/2025	09/2025	25.29	0.00	2003	09/19/2025	Account #220016544177
pugsou - Puget Sound Energy	P-95445	scvg	2337187995445	09/01/2025	09/2025	72.21	0.00	2003	09/19/2025	Account #220023371879
pugsou - Puget Sound Energy	P-95454	scvg	1703859195454	09/01/2025	09/2025	14.66	0.00	2003	09/19/2025	Account #220017038591
pugsou - Puget Sound Energy	P-95458	scvg	44895458	09/01/2025	09/2025	20.37	0.00	2003	09/19/2025	Account #200011557911
pugsou - Puget Sound Energy	P-95486	scvg	44795486	09/01/2025	09/2025	11.80	0.00	2003	09/19/2025	Account #200011558620
pugsou - Puget Sound Energy	P-95491	scvg	1669518595491	09/01/2025	09/2025	27.41	0.00	2003	09/19/2025	Acct #220016695185
pugsou - Puget Sound Energy	P-95580	scvg	45995580	09/01/2025	09/2025	19.78	0.00	2005	09/29/2025	Account #200009026077
pugsou - Puget Sound Energy	P-95581	scvg	45395581	09/01/2025	09/2025	80.90	0.00	2005	09/29/2025	Account #200009025434
pugsou - Puget Sound Energy	P-95582	scvg	46395582	09/01/2025	09/2025	15.43	0.00	2005	09/29/2025	Account #200009019775
pugsou - Puget Sound Energy	P-95583	scvg	45895583	09/01/2025	09/2025	67.32	0.00	2005	09/29/2025	Account #200009026283
pugsou - Puget Sound Energy	P-95584	scvg	45695584	09/01/2025	09/2025	13.16	0.00	2005	09/29/2025	Account #200009025186
pugsou - Puget Sound Energy	P-95585	scvg	46195585	09/01/2025	09/2025	120.80	0.00	2005	09/29/2025	Account #200009019981
pugsou - Puget Sound Energy	P-95586	scvg	45295586	09/01/2025	09/2025	16.99	0.00	2005	09/29/2025	Account #200009019551
pugsou - Puget Sound Energy	P-95587	scvg	45595587	09/01/2025	09/2025	72.53	0.00	2005	09/29/2025	Account #200009019346
Total 7226-000 - Neighborhood Electric /Gas						604.99	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-95359	scvg	904170	09/01/2025	09/2025	3,401.68	0.00	2002	09/17/2025	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						3,401.68	0.00			
7240-029 - Neighborhood Landscape-Con...										
landcare - LandCare USA LLC	P-95359	scvg	904170	09/01/2025	09/2025	959.45	0.00	2002	09/17/2025	Contract Landscaping
Total 7240-029 - Neighborhood Landsca...						959.45	0.00			
7260-000 - Neighborhood Irrigation-Com...										
pugsou - Puget Sound Energy	P-95478	scvg	2281413595478	09/01/2025	09/2025	11.75	0.00	2003	09/19/2025	Account #220022814135
Total 7260-000 - Neighborhood Irrigatio...						11.75	0.00			

Expense Distribution

Property=scvg AND mm/yy=09/2025-09/2025

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
7266-000 - Neighborhood Pest Control										
eagpes - Eagle Pest Eliminators, Inc.	P-95557	scvg	29107	09/17/2025	09/2025	71.70	0.00	2004	09/22/2025	1796 26th Rodent Control
Total 7266-000 - Neighborhood Pest Control						71.70	0.00			
						10,345.25	0.00			