

# Village Green HOA 2026 Budget

	2026 Budget	2025 Budget	\$ Difference	2025 Ant <sup>1</sup>	2024 Actual
<b>Ordinary Income &amp; Expenses</b>					
<b>Income</b>					
<b>Assessments</b>					
General Assessment	151,200	145,800	5,400	138,857	132,013
Alley Ways - Special Allocation Expense	5,040	3,600	1,440	3,360	24
Townhome - Special Allocation Expense	49,200	45,150	4,050	42,893	40,278
Common Area - Reserve Allocation	15,121	18,000	-2,879	16,929	17,680
<b>Total Assessment Income</b>	<b>220,561</b>	<b>212,550</b>	<b>8,011</b>	<b>202,039</b>	<b>189,995</b>
<b>Total Income</b>	<b>220,561</b>	<b>212,550</b>	<b>8,011</b>	<b>202,039</b>	<b>189,995</b>
<b>Expenses</b>					
<b>Fixed Expenses</b>					
Federal Tax	0	0	0	0	0
Common Area Property Tax	415	400	15	404	403
HOA Insurance Policy	8,300	7,500	800	8,026	7,540
<b>Total Common Area Property Tax</b>	<b>8,715</b>	<b>7,900</b>	<b>815</b>	<b>8,430</b>	<b>7,943</b>
<b>Administrative</b>					
Accounting - Tax Filing	175	175	0	175	175
Accounting - Audit	0	2,750	-2,750	0	0
Website	350	350	0	0	334
Corporate Report - Secretary of State	20	20	0	20	20
Legal Fees	8,000	5,000	3,000	6,806	5,078
Management Fees	41,640	39,710	1,930	39,710	39,710
Misc Admin- Meeting Room Rental	50	50	0	42	20
Social Committee	1,000	1,000	0	0	0
Reserve Study Update - With Site Visit (every 3 years)	700	700	0	0	1,840
Supplies - Administrative Supplies & Mailings	3,900	3,500	400	3,857	3,688
<b>Total Administrative Expenses</b>	<b>55,835</b>	<b>53,255</b>	<b>2,580</b>	<b>50,610</b>	<b>50,865</b>
<b>Operation Expenses</b>					
<b>Landscaping &amp; Groundskeeping</b>					
<b>Common Area</b>					
Common Area Landscape Maintenance Contract	47,985	45,700	2,285	45,885	41,114
Common Area Landscape Maintenance - Outside of Conti	0	1,500	-1,500	11,288	1,971
Common Area Irrigation - Repairs & Backflow	5,500	7,000	-1,500	5,386	5,563
<b>Total Common Areas Expenses</b>	<b>53,485</b>	<b>54,200</b>	<b>-715</b>	<b>62,559</b>	<b>48,648</b>
<b>Repairs &amp; Maintenance</b>					
Miscellaneous Repairs, Maintenance & Materials	1,815	2,595	-780	1,270	0
<b>Total Repairs &amp; Maintenance Expenses</b>	<b>1,815</b>	<b>2,595</b>	<b>-780</b>	<b>1,270</b>	<b>0</b>
<b>Utilities</b>					
Electricity	850	850	0	720	711
Water	30,500	27,000	3,500	30,475	26,489
<b>Total Utilities Expenses</b>	<b>31,350</b>	<b>27,850</b>	<b>3,500</b>	<b>31,195</b>	<b>27,200</b>
<b>Total Operation Expenses</b>	<b>95,365</b>	<b>92,545</b>	<b>2,820</b>	<b>95,024</b>	<b>75,848</b>
<b>Total Expenses</b>	<b>151,200</b>	<b>145,800</b>	<b>5,400</b>	<b>154,064</b>	<b>134,656</b>
<b>Net Ordinary Income</b>	<b>69,361</b>	<b>66,750</b>	<b>2,611</b>	<b>47,975</b>	<b>55,339</b>
<b>Townhomes</b>					
Townhomes Landscape Maintenance Contract	49,200	45,150	4,050	47,456	45,081
<b>Total Townhomes Expenses</b>	<b>49,200</b>	<b>45,150</b>	<b>4,050</b>	<b>47,456</b>	<b>45,081</b>
<b>Reserve Contributions</b>					
Common Area - Reserve Allocation (See Reserve Study)	15,121	18,000	-2,879	16,929	17,955
Alley Ways - Reserve Allocation (See Reserve Study)	5,040	3,600	1,440	3,360	24
<b>Total Reserve Contributions</b>	<b>20,161</b>	<b>21,600</b>	<b>-1,439</b>	<b>20,289</b>	<b>17,979</b>
<b>Net Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-19,770</b>	<b>-7,721</b>

<sup>1</sup> Anticipated actual amounts based on previous 12 month history  
October 2024 - September 2025

# Village Green Homeowners Association

## 2026 Homeowner Monthly Assessment Effective January 1, 2026

### 2026 Monthly Assessment

Homes Assessed	Number of Homes	General Operating Assessment	Common Area Reserve Fund Assessment	Townhomes Landscaping Assessment	Alley Way Reserve Fund Assessment	Total Yearly Assessment Per Home	Total Monthly Assessment Per Home
Townhomes (T)	48	360.00	36.00	984.00	0.00	1,380.00	115.00
Townhomes Alley Way (TA)	2	360.00	36.00	984.00	84.00	1,464.00	122.00
Single Family Alley Way (SA)	58	360.00	36.00	0.00	84.00	480.00	40.00
Single Family (S)	312	360.00	36.00	0.00	0.00	396.00	33.00
<b>Home Total</b>	<b>420</b>	151,200.00	15,121.00	49,200.00	5,040.00		

### State Required Disclosures:

The Association has a reserve study that does meet the requirements of RCW 64.90.550.

The proposed budget meets the recommendations of the most recent reserve study.

Per the most recent 2025 Reserve Study the Association's reserves are 157% funded. This represents a surplus of \$194 per lot.

Per the 2025 Reserve Study the Association's Alleyways reserves are 50.9% funded. This represents a deficiency of \$1,035 per alleyway lot.

**The 2025 Reserve Study Reports are available for review on the website at [www.villagegreenwa.org](http://www.villagegreenwa.org)**