Village Green
Homeowner's Association

September 2026

Financial Statement

Prepared By:
JCHiggins & Associates
PO Box 731029
Puyallup, WA 98373

(253) 841-0111

Balance Sheet (Cash)
Village Green HOA - (d106)
September 2026

Prepared For:
Association Owners
Village Green HOA
13XX Williams Ave NW
Orting, WA 98360

Prepared By:
DNA Investments, Inc
dba JCHiggins and Associates
P O Box 731029
Puyallup, WA 98373-0030

ASSETS	
Cash On Hand	10,000.00
CASH TOTAL	10,000.00
Savings	
Savings Operating Funds	192,616.68
Common Area Reserves	256,149.57
Alleyway Reserves	64,879.77
SAVINGS TOTAL	513,646.02
Time Certificate of Deposit	
Common Area TCD Reserve	11,002.82
Alleyway TCD Reserve	38,410.56
TIME CD TOTAL	49,413.38
TOTAL ASSETS	573,059.40
EQUITY	
Retained Earnings	573,059.40
TOTAL EQUITY	573,059.40
TOTAL LIABILITIES/EQUITY	573,059.40

Cash Flow (Cash)
Village Green HOA - (d106)
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	Month to Date	%	Year to Date	%
INCOME				
TCD Interest Income	0.00	0.00	320.02	0.17
Monthly General Assessment	11,943.57	78.35	113,547.99	59.47
Special Allocated Exp-Alley Ways	392.73	2.58	3,561.31	1.87
Common Area Reserve Contribution	1,193.17	7.83	11,824.80	6.19
Special Allocated Exp-Townhomes	3,936.00	25.82	37,475.98	19.63
Advance Income	-3,251.68	-21.33	5,206.88	2.73
Interest Income	0.00	0.00	640.60	0.34
Interest Charges	212.89	1.40	5,080.72	2.66
CC&R Violation Fine	816.78	5.36	13,284.02	6.96
TOTAL INCOME	15,243.46	100.00	190,942.32	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	0.00	0.00	199.55	0.10
Property Insurance	0.00	0.00	9,038.00	4.73
TOTAL FIXED EXPENSES	0.00	0.00	9,237.55	4.84
ADMIN EXPENSES				
Accounting	0.00	0.00	175.00	0.09
Website	0.00	0.00	396.59	0.21
Corporation Report	0.00	0.00	20.00	0.01
Legal	517.41	3.39	-11,280.94	-5.91
Management Fee	3,470.00	22.76	31,280.00	16.38
Miscellaneous Admin	0.00	0.00	-150.00	-0.08
Supplies	372.80	2.45	3,025.26	1.58
TOTAL ADMIN EXPENSES	4,360.21	28.60	23,465.91	12.29
UTILITY EXPENSES				
Electricity	62.77	0.41	567.67	0.30
Water	3,441.97	22.58	15,025.15	7.87
TOTAL UTILITY EXPENSES	3,504.74	22.99	15,592.82	8.17
REPAIR/MAINT EXPENSES				
Grounds/Extra	0.00	0.00	28,199.91	14.77
Grounds Maintenance	3,994.61	26.21	35,155.55	18.41
Townhomes Landscape Maint	4,175.13	27.39	36,662.02	19.20
Irrigation System	1,241.50	8.14	9,247.97	4.84
Playgrounds	0.00	0.00	249.94	0.13
TOTAL REPAIR/MAINT EXPNS	9,411.24	61.74	109,515.39	57.36
TOTAL ALL EXPENSES	17,276.19	113.34	157,811.67	82.65
NET OPERATING INCOME	-2,032.73	-13.34	33,130.65	17.35
CASH FLOW	-2,032.73		33,130.65	

Cash Flow (Cash)
Village Green HOA - (d106)
September 2026

	Month to Date	%	Year to Date	%
Beginning Cash	9,999.00			
Ending Balance	10,000.00			

Budget Comparison Cash Flow (Cash)
Village Green HOA - (d106)
September 2026

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Association Owners
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	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
INCOME									
TCD Interest Income	0.00	0.00	0.00	0	320.02	0.00	320.02	0	0.00
Monthly General Assessment	11,943.57	12,600.00	-656.43	-5.21	113,547.99	113,400.00	147.99	0.13	151,200.00
Special Allocated Exp-Alley Ways	392.73	420.00	-27.27	-6.49	3,561.31	3,780.00	-218.69	-5.79	5,040.00
Common Area Reserve Contribution	1,193.17	1,260.08	-66.91	-5.31	11,824.80	11,340.72	484.08	4.27	15,121.00
Special Allocated Exp-Townhomes	3,936.00	4,100.00	-164.00	-4.00	37,475.98	36,900.00	575.98	1.56	49,200.00
Advance Income	-3,251.68	0.00	-3,251.68	0	5,206.88	0.00	5,206.88	0	0.00
Interest Income	0.00	0.00	0.00	0	640.60	0.00	640.60	0	0.00
Interest Charges	212.89	0.00	212.89	0	5,080.72	0.00	5,080.72	0	0.00
CC&R Violation Fine	816.78	0.00	816.78	0	13,284.02	0.00	13,284.02	0	0.00
TOTAL INCOME	15,243.46	18,380.08	-3,136.62	-17.07	190,942.32	165,420.72	25,521.60	15.43	220,561.00
EXPENSES									
FIXED EXPENSES									
Real Property Taxes	0.00	0.00	0.00	0	199.55	215.00	15.45	7.19	415.00
Property Insurance	0.00	0.00	0.00	0	9,038.00	8,300.00	-738.00	-8.89	8,300.00
TOTAL FIXED EXPENSES	0.00	0.00	0.00	0	9,237.55	8,515.00	-722.55	-8.49	8,715.00
ADMIN EXPENSES									
Accounting	0.00	0.00	0.00	0	175.00	175.00	0.00	0.00	175.00
Website	0.00	0.00	0.00	0	396.59	350.00	-46.59	-13.31	350.00
Corporation Report	0.00	0.00	0.00	0	20.00	20.00	0.00	0.00	20.00
Legal	517.41	0.00	-517.41	0	-11,280.94	8,000.00	19,280.94	241.0	8,000.00
Management Fee	3,470.00	3,470.00	0.00	0.00	31,280.00	31,230.00	-50.00	-0.16	41,640.00
Miscellaneous Admin	0.00	0.00	0.00	0	-150.00	0.00	150.00	0	50.00
Social Committee	0.00	0.00	0.00	0	0.00	1,000.00	1,000.00	100.0	1,000.00
Reserve Study	0.00	0.00	0.00	0	0.00	700.00	700.00	100.0	700.00
Supplies	372.80	325.00	-47.80	-14.71	3,025.26	2,925.00	-100.26	-3.43	3,900.00
TOTAL ADMIN EXPENSES	4,360.21	3,795.00	-565.21	-14.89	23,465.91	44,400.00	20,934.09	47.15	55,835.00
UTILITY EXPENSES									
Electricity	62.77	70.83	8.06	11.38	567.67	637.47	69.80	10.95	850.00
Water	3,441.97	6,500.00	3,058.03	47.05	15,025.15	20,250.00	5,224.85	25.80	30,500.00
TOTAL UTILITY EXPENSES	3,504.74	6,570.83	3,066.09	46.66	15,592.82	20,887.47	5,294.65	25.35	31,350.00
REPAIR/MAINT EXPENSES									
Grounds/Extra	0.00	0.00	0.00	0	28,199.91	0.00	-28,199.91	0	0.00
Grounds Maintenance	3,994.61	3,998.75	4.14	0.10	35,155.55	35,988.75	833.20	2.32	47,985.00
Townhomes Landscape Maint	4,175.13	4,100.00	-75.13	-1.83	36,662.02	36,900.00	237.98	0.64	49,200.00
Irrigation System	1,241.50	0.00	-1,241.50	0	9,247.97	5,500.00	-3,747.97	-68.14	5,500.00
Miscellaneous	0.00	0.00	0.00	0	0.00	1,815.00	1,815.00	100.0	1,815.00
Playgrounds	0.00	0.00	0.00	0	249.94	0.00	-249.94	0	0.00
TOTAL REPAIR/MAINT EXPNS	9,411.24	8,098.75	-1,312.49	-16.21	109,515.39	80,203.75	-29,311.64	-36.55	104,500.00
TOTAL ALL EXPENSES	17,276.19	18,464.58	1,188.39	6.44	157,811.67	154,006.22	-3,805.45	-2.47	200,400.00
Common Area Reserves	0.00	1,260.08	1,260.08	100.0	0.00	11,340.72	11,340.72	100.0	15,121.00
Alley-Way Reserves	0.00	420.00	420.00	100.0	0.00	3,780.00	3,780.00	100.0	5,040.00
TOTAL CAPITOL IMPROVEMENTS	0.00	1,680.08	1,680.08	100.0	0.00	15,120.72	15,120.72	100.0	20,161.00
NET OPERATING INCOME	-2,032.73	-1,764.58	-268.15	-15.20	33,130.65	-3,706.22	36,836.87	993.9	0.00
CASH FLOW	-2,032.73	-1,764.58	-268.15	-15.20	33,130.65	-3,706.22	36,836.87	993.9	0.00
Beginning Cash	9,999.00								
Ending Balance	10,000.00								