

**Village Green HOA  
2023 Budget**

	2023 Budget	2022 Budget	Difference	2022 Ant <sup>2</sup>	2021 Actual <sup>1</sup>	2020 Actual <sup>1</sup>
<b>Ordinary Income &amp; Expenses</b>						
<b>Income</b>						
<b>Assessments</b>						
General Assessment	134,100.00	134,904.00	-804.00	134353	129946	127187
Alley Ways - Special Allocation Expense	0.00	0.00	0.00	1089	891	0
Townhome - Special Allocation Expense	42,000.00	42,000.00	0.00	41836	42862	41917
Common Area - Reserve Allocation	17,100.00	16,296.00	804.00	16442	15614	16021
<b>Total Assessment Income</b>	<b>193,200.00</b>	<b>193,200.00</b>	<b>0.00</b>	<b>193,720.00</b>	<b>189,313.00</b>	<b>189,230.00</b>
<b>Total Income</b>	<b>193,200.00</b>	<b>193,200.00</b>	<b>0.00</b>	<b>193,720.00</b>	<b>189,313.00</b>	<b>189,230.00</b>
<b>Expenses</b>						
<b>Fixed Expenses</b>						
Federal Tax	0.00	100.00	-100.00	0	-37	0
Common Area Property Tax	400.00	400.00	0.00	278	352	384
HOA Insurance Policy	5,445.00	4,500.00	945.00	5317	4131	4109
<b>Total Common Area Property Tax</b>	<b>5,845.00</b>	<b>5,000.00</b>	<b>845.00</b>	<b>5,595.00</b>	<b>4,446.00</b>	<b>4,566.00</b>
<b>Administrative</b>						
Accounting - Tax Filing	175.00	175.00	0.00	175	175	175
Accounting - Audit	2750.00	2750.00	0.00	0	0	0
Website	200.00	150.00	50.00	194	0	194
Corporate Report - Secretary of State	20.00	10.00	10.00	20	10	10
Legal Fees	11,200.00	15,000.00	-3,800.00	3334	6712	1176
Management Fees	39,710.00	37,850.00	1,860.00	37850	37850	37850
Misc Admin- Meeting Room Rental	0.00	268.00	-268.00	0	0	0
Social Committee	1,500.00	1,500.00	0.00	0	0	0
Reserve Study Update - With Site Visit (every 3 years)	900.00	900.00	0.00	0	0	0
Supplies - Administrative Supplies & Mailings	3,500.00	3,500.00	0.00	3045	4550	2692
<b>Total Administrative Expenses</b>	<b>59,955.00</b>	<b>62,103.00</b>	<b>-2,148.00</b>	<b>44,618.00</b>	<b>49,297.00</b>	<b>42,097.00</b>
<b>Operation Expenses</b>						
<b>Landscaping &amp; Groundskeeping</b>						
<b>Common Area</b>						
Common Area Landscape Maintenance Contract	34,500.00	34,101.00	399.00	34272	34026	34026
Common Area Landscape Maintenance - Outside of Contract	1,500.00	1,500.00	0.00	0	530	1126
Common Area Irrigation - Repairs & Backflow	4,500.00	4,500.00	0.00	3489	3857	5985
<b>Total Common Areas Expenses</b>	<b>40,500.00</b>	<b>40,101.00</b>	<b>399.00</b>	<b>37,761.00</b>	<b>38,413.00</b>	<b>41,137.00</b>
<b>Repairs &amp; Maintenance</b>						
Miscellaneous Repairs, Maintenance & Materials	7,000.00	7,000.00	0.00	0	0	1423
<b>Total Repairs &amp; Maintenance Expenses</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,423.00</b>
<b>Utilities</b>						
Electricity	800.00	700.00	100.00	793	676	569
Water	20,000.00	20,000.00	0.00	18660	24652	16885
<b>Total Utilities Expenses</b>	<b>20,800.00</b>	<b>20,700.00</b>	<b>100.00</b>	<b>19,453.00</b>	<b>25,328.00</b>	<b>17,454.00</b>
<b>Total Operation Expenses</b>	<b>74,145.00</b>	<b>72,801.00</b>	<b>1,344.00</b>	<b>57,214.00</b>	<b>63,741.00</b>	<b>60,014.00</b>
<b>Total Expenses</b>	<b>134,100.00</b>	<b>134,904.00</b>	<b>-804.00</b>	<b>107,427.00</b>	<b>117,484.00</b>	<b>106,677.00</b>
<b>Net Ordinary Income</b>	<b>59,100.00</b>	<b>58,296.00</b>	<b>804.00</b>	<b>86,293.00</b>	<b>71,829.00</b>	<b>82,553.00</b>
<b>Townhomes</b>						
Townhomes Landscape Maintenance Contract	42,000.00	42,000.00	0.00	42246	41986	41986
<b>Total Townhomes Expenses</b>	<b>42,000.00</b>	<b>42,000.00</b>	<b>0.00</b>	<b>42,246.00</b>	<b>41,986.00</b>	<b>41,986.00</b>
<b>Reserve Contributions</b>						
Common Area - Reserve Allocation (See Reserve Study)	17,100.00	16,296.00	804.00	16296	15540	16338
Alley Ways - Reserve Allocation (See Reserve Study)	0.00	0.00	0.00	0	0	0
<b>Total Reserve Contributions</b>	<b>17,100.00</b>	<b>16,296.00</b>	<b>804.00</b>	<b>16,296.00</b>	<b>15,540.00</b>	<b>16,338.00</b>
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>27,751.00</b>	<b>14,303.00</b>	<b>24,229.00</b>

<sup>1</sup> Actuals on these income items. See financial report for full actual income

<sup>2</sup> Anticipated actual amounts based on previous 12 month history

# Village Green Homeowners Association

## 2023 Homeowner Monthly Assessment Effective January 1, 2023

### 2023 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	319.29	40.71	840.00	0.00	1,200.00	100.00
Townhomes Alley Way (TA)	2	319.29	40.71	840.00	0.00	1,200.00	100.00
Single Family Alley Way (SA)	58	319.29	40.71	0.00	0.00	360.00	30.00
Single Family (S)	312	319.29	40.71	0.00	0.00	360.00	30.00
<b>Home Total</b>	<b>420</b>	134,100.00	17,100.00	42,000.00	0.00		

### 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 Reserve Study the Association's reserves are 117% funded. This represents a surplus of \$59.47 per lot.

Per the most recent Reserve Study the Association's Alleyways reserves are 95% funded. This represents a deficiency of \$52.60 per alleyway lot.