# Village Green Homeowner's Association

## June 2026

**Financial Statement**

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

(253) 841-0111

# Balance Sheet (Cash)
# Village Green HOA - (d106)
# June 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 | 188,470.17 |
| Common Area Reserves | 252,203.11 |
| Alley Way Reserves | 63,635.50 |
| SAVINGS TOTAL | 504,308.78 |
| | |
| Time Certificate of Deposit | |
| 1400 TCD-Common Reserves 08.12.24 | 5,132.82 |
| 1401 TCD-Common Reserves 08.12.24 | 5,222.31 |
| 1402 TCD-Common Reserves 08.12.25 | 5,251.80 |
| 1406 TCD-Alleyway Reserves 08.12.24 | 5,132.82 |
| 1407 TCD-Alleyway Reserves 08.12.24 | 5,222.31 |
| 1408 TCD-Alleyway Reserves 08.12.25 | 5,251.80 |
| 1409 TCD-Alleyway Reserves 03.23.24 | 5,116.52 |
| 1410 TCD-Alleyway Reserves 03.23.25 | 5,144.59 |
| 1411 TCD-Alleyway Reserves 03.23.26 | 5,144.59 |
| 1412 TCD-Alleyway Reserves 02.12.24 | 5,153.51 |
| 1413 TCD-Alleyway Reserves 05.12.24 | 5,202.61 |
| 1414 TCD-Alleyway Reserves 12.12.24 | 5,275.59 |
| TIME CD TOTAL | 62,251.27 |
| | |
| TOTAL ASSETS | 576,560.05 |
| | |
| EQUITY | |
| Retained Earnings | 576,560.05 |
| TOTAL EQUITY | 576,560.05 |
| | |
| TOTAL LIABILITIES/EQUITY | 576,560.05 |

# Cash Flow (Cash)
# Village Green HOA - (d106)
# June 2026

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

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| | Month to Date | % | Year to Date | % |
|---|---|---|---|---|
| INCOME | | | | |
| Monthly General Assessment | 12,236.12 | 73.81 | 75,835.63 | 55.21 |
| Special Allocated Exp-Alley Ways | 437.25 | 2.64 | 2,329.89 | 1.70 |
| Common Area Reserve Contribution | 1,254.96 | 7.57 | 8,005.44 | 5.83 |
| Special Allocated Exp-Townhomes | 3,965.68 | 23.92 | 25,754.25 | 18.75 |
| Advance Income | -1,820.62 | -10.98 | 13,195.76 | 9.61 |
| Interest Income | 0.00 | 0.00 | 397.31 | 0.29 |
| Interest Charges | 23.33 | 0.14 | 3,930.55 | 2.86 |
| CC&R Violation Fine | 481.03 | 2.90 | 7,907.54 | 5.76 |
| TOTAL INCOME | 16,577.75 | 100.00 | 137,356.37 | 100.00 |
| EXPENSES | | | | |
| FIXED EXPENSES | | | | |
| Real Property Taxes | 0.00 | 0.00 | 199.55 | 0.15 |
| Property Insurance | 675.00 | 4.07 | 4,353.00 | 3.17 |
| TOTAL FIXED EXPENSES | 675.00 | 4.07 | 4,552.55 | 3.31 |
| ADMIN EXPENSES | | | | |
| Accounting | 0.00 | 0.00 | 175.00 | 0.13 |
| Corporation Report | 0.00 | 0.00 | 20.00 | 0.01 |
| Legal | 147.50 | 0.89 | -10,570.48 | -7.70 |
| Management Fee | 3,470.00 | 20.93 | 20,870.00 | 15.19 |
| Miscellaneous Admin | 0.00 | 0.00 | -150.00 | -0.11 |
| Supplies | 245.84 | 1.48 | 2,412.11 | 1.76 |
| TOTAL ADMIN EXPENSES | 3,863.34 | 23.30 | 12,756.63 | 9.29 |
| UTILITY EXPENSES | | | | |
| Electricity | 62.14 | 0.37 | 380.60 | 0.28 |
| Water | 2,777.14 | 16.75 | 4,500.58 | 3.28 |
| TOTAL UTILITY EXPENSES | 2,839.28 | 17.13 | 4,881.18 | 3.55 |
| REPAIR/MAINT EXPENSES | | | | |
| Grounds/Extra | 25,727.80 | 155.19 | 28,199.91 | 20.53 |
| Grounds Maintenance | 3,958.00 | 23.88 | 23,171.72 | 16.87 |
| Townhomes Landscape Maint | 4,136.86 | 24.95 | 24,136.64 | 17.57 |
| Irrigation System | 0.00 | 0.00 | 5,406.85 | 3.94 |
| Playgrounds | 0.00 | 0.00 | 249.94 | 0.18 |
| TOTAL REPAIR/MAINT EXPNS | 33,822.66 | 204.02 | 81,165.06 | 59.09 |
| TOTAL ALL EXPENSES | 41,200.28 | 248.53 | 103,355.42 | 75.25 |
| NET OPERATING INCOME | -24,622.53 | -148.53 | 34,000.95 | 24.75 |
| CASH FLOW | -24,622.53 | | 34,000.95 | |

# Cash Flow (Cash)
# Village Green HOA - (d106)
# June 2026

| | Month to Date | % | Year to Date | % |
|---|---|---|---|---|
| Beginning Cash | 10,060.00 | | | |
| Ending Balance | 10,000.00 | | | |

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

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

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

| | MTD Actual | MTD Budget | $ Var. | % Var. | YTD Actual | YTD Budget | $ Var. | % Var. | Annual |
|---|---|---|---|---|---|---|---|---|---|
| INCOME | | | | | | | | | |
| Monthly General Assessment | 12,236.12 | 12,600.00 | -363.88 | -2.89 | 75,835.63 | 75,600.00 | 235.63 | 0.31 | 151,200.00 |
| Special Allocated Exp-Alley Ways | 437.25 | 420.00 | 17.25 | 4.11 | 2,329.89 | 2,520.00 | -190.11 | -7.54 | 5,040.00 |
| Common Area Reserve Contribution | 1,254.96 | 1,260.08 | -5.12 | -0.41 | 8,005.44 | 7,560.48 | 444.96 | 5.89 | 15,121.00 |
| Special Allocated Exp-Townhomes | 3,965.68 | 4,100.00 | -134.32 | -3.28 | 25,754.25 | 24,600.00 | 1,154.25 | 4.69 | 49,200.00 |
| Advance Income | -1,820.62 | 0.00 | -1,820.62 | 0 | 13,195.76 | 0.00 | 13,195.76 | 0 | 0.00 |
| Interest Income | 0.00 | 0.00 | 0.00 | 0 | 397.31 | 0.00 | 397.31 | 0 | 0.00 |
| Interest Charges | 23.33 | 0.00 | 23.33 | 0 | 3,930.55 | 0.00 | 3,930.55 | 0 | 0.00 |
| CC&R Violation Fine | 481.03 | 0.00 | 481.03 | 0 | 7,907.54 | 0.00 | 7,907.54 | 0 | 0.00 |
| TOTAL INCOME | 16,577.75 | 18,380.08 | -1,802.33 | -9.81 | 137,356.37 | 110,280.48 | 27,075.89 | 24.55 | 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 | 675.00 | 0.00 | -675.00 | 0 | 4,353.00 | 8,300.00 | 3,947.00 | 47.55 | 8,300.00 |
| TOTAL FIXED EXPENSES | 675.00 | 0.00 | -675.00 | 0 | 4,552.55 | 8,515.00 | 3,962.45 | 46.53 | 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 | 0.00 | 350.00 | 350.00 | 100.0 | 350.00 |
| Corporation Report | 0.00 | 0.00 | 0.00 | 0 | 20.00 | 20.00 | 0.00 | 0.00 | 20.00 |
| Legal | 147.50 | 0.00 | -147.50 | 0 | -10,570.48 | 8,000.00 | 18,570.48 | 232.1 | 8,000.00 |
| Management Fee | 3,470.00 | 3,470.00 | 0.00 | 0.00 | 20,870.00 | 20,820.00 | -50.00 | -0.24 | 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 | 245.84 | 325.00 | 79.16 | 24.36 | 2,412.11 | 1,950.00 | -462.11 | -23.70 | 3,900.00 |
| TOTAL ADMIN EXPENSES | 3,863.34 | 3,795.00 | -68.34 | -1.80 | 12,756.63 | 33,015.00 | 20,258.37 | 61.36 | 55,835.00 |
| UTILITY EXPENSES | | | | | | | | | |
| Electricity | 62.14 | 70.83 | 8.69 | 12.27 | 380.60 | 424.98 | 44.38 | 10.44 | 850.00 |
| Water | 2,777.14 | 3,000.00 | 222.86 | 7.43 | 4,500.58 | 4,250.00 | -250.58 | -5.90 | 30,500.00 |
| TOTAL UTILITY EXPENSES | 2,839.28 | 3,070.83 | 231.55 | 7.54 | 4,881.18 | 4,674.98 | -206.20 | -4.41 | 31,350.00 |
| REPAIR/MAINT EXPENSES | | | | | | | | | |
| Grounds/Extra | 25,727.80 | 0.00 | -25,727.80 | 0 | 28,199.91 | 0.00 | -28,199.91 | 0 | 0.00 |
| Grounds Maintenance | 3,958.00 | 3,998.75 | 40.75 | 1.02 | 23,171.72 | 23,992.50 | 820.78 | 3.42 | 47,985.00 |
| Townhomes Landscape Maint | 4,136.86 | 4,100.00 | -36.86 | -0.90 | 24,136.64 | 24,600.00 | 463.36 | 1.88 | 49,200.00 |
| Irrigation System | 0.00 | 0.00 | 0.00 | 0 | 5,406.85 | 5,500.00 | 93.15 | 1.69 | 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 | 33,822.66 | 8,098.75 | -25,723.91 | -317.6 | 81,165.06 | 55,907.50 | -25,257.56 | -45.18 | 104,500.00 |
| TOTAL ALL EXPENSES | 41,200.28 | 14,964.58 | -26,235.70 | -175.3 | 103,355.42 | 102,112.48 | -1,242.94 | -1.22 | 200,400.00 |
| Common Area Reserves | 0.00 | 1,260.08 | 1,260.08 | 100.0 | 0.00 | 7,560.48 | 7,560.48 | 100.0 | 15,121.00 |
| Alley-Way Reserves | 0.00 | 420.00 | 420.00 | 100.0 | 0.00 | 2,520.00 | 2,520.00 | 100.0 | 5,040.00 |
| TOTAL CAPITOL IMPROVEMENTS | 0.00 | 1,680.08 | 1,680.08 | 100.0 | 0.00 | 10,080.48 | 10,080.48 | 100.0 | 20,161.00 |
| NET OPERATING INCOME | -24,622.53 | 1,735.42 | -26,357.95 | -1,518 | 34,000.95 | -1,912.48 | 35,913.43 | 1,877. | 0.00 |
| CASH FLOW | -24,622.53 | 1,735.42 | -26,357.95 | -1,518 | 34,000.95 | -1,912.48 | 35,913.43 | 1,877. | 0.00 |
| Beginning Cash | 10,060.00 | | | | | | | | |
| Ending Balance | 10,000.00 | | | | | | | | |