Village Green Homeowner's Association

July 2026

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Village Green HOA - (d106)
July 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	9,797.04
CASH TOTAL	9,797.04
Savings	
Savings Operating Funds	188,506.03
Common Area Reserves	253,490.12
Alley Way Reserves	64,088.35
SAVINGS TOTAL	506,084.50
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	578,132.81
EQUITY	
Retained Earnings	578,132.81
TOTAL EQUITY	578,132.81
TOTAL LIABILITIES/EQUITY	578,132.81

Cash Flow (Cash)
Village Green HOA - (d106)
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	Month to Date	%	Year to Date	%
INCOME				
Monthly General Assessment	12,399.45	67.87	88,235.08	56.67
Special Allocated Exp-Alley Ways	448.69	2.46	2,778.58	1.78
Common Area Reserve Contribution	1,245.79	6.82	9,251.23	5.94
Special Allocated Exp-Townhomes	3,846.33	21.05	29,600.58	19.01
Advance Income	-3,001.04	-16.43	10,194.72	6.55
Interest Income	0.00	0.00	478.55	0.31
Interest Charges	573.06	3.14	4,503.61	2.89
CC&R Violation Fine	2,755.86	15.09	10,663.40	6.85
TOTAL INCOME	18,268.14	100.00	155,705.75	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	0.00	0.00	199.55	0.13
Property Insurance	675.00	3.69	5,028.00	3.23
TOTAL FIXED EXPENSES	675.00	3.69	5,227.55	3.36
ADMIN EXPENSES				
Accounting	0.00	0.00	175.00	0.11
Website	396.59	2.17	396.59	0.25
Corporation Report	0.00	0.00	20.00	0.01
Legal	-1,842.33	-10.08	-12,412.81	-7.97
Management Fee	3,470.00	18.99	24,340.00	15.63
Miscellaneous Admin	0.00	0.00	-150.00	-0.10
Supplies	266.89	1.46	2,679.00	1.72
TOTAL ADMIN EXPENSES	2,291.15	12.54	15,047.78	9.66
UTILITY EXPENSES				
Electricity	61.94	0.34	442.54	0.28
Water	2,979.18	16.31	7,479.76	4.80
TOTAL UTILITY EXPENSES	3,041.12	16.65	7,922.30	5.09
REPAIR/MAINT EXPENSES				
Grounds/Extra	0.00	0.00	28,199.91	18.11
Grounds Maintenance	3,994.61	21.87	27,166.33	17.45
Townhomes Landscape Maint	4,175.12	22.85	28,311.76	18.18
Irrigation System	2,599.62	14.23	8,006.47	5.14
Playgrounds	0.00	0.00	249.94	0.16
TOTAL REPAIR/MAINT EXPNS	10,769.35	58.95	91,934.41	59.04
TOTAL ALL EXPENSES	16,776.62	91.84	120,132.04	77.15
NET OPERATING INCOME	1,491.52	8.16	35,573.71	22.85
CASH FLOW	1,491.52		35,573.71	

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

	Month to Date	%	Year to Date	%
Beginning Cash	10,000.00			
Ending Balance	9,797.04			

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

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Orting, WA 98360

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	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
INCOME									
Monthly General Assessment	12,399.45	12,600.00	-200.55	-1.59	88,235.08	88,200.00	35.08	0.04	151,200.00
Special Allocated Exp-Alley Ways	448.69	420.00	28.69	6.83	2,778.58	2,940.00	-161.42	-5.49	5,040.00
Common Area Reserve Contribution	1,245.79	1,260.08	-14.29	-1.13	9,251.23	8,820.56	430.67	4.88	15,121.00
Special Allocated Exp-Townhomes	3,846.33	4,100.00	-253.67	-6.19	29,600.58	28,700.00	900.58	3.14	49,200.00
Advance Income	-3,001.04	0.00	-3,001.04	0	10,194.72	0.00	10,194.72	0	0.00
Interest Income	0.00	0.00	0.00	0	478.55	0.00	478.55	0	0.00
Interest Charges	573.06	0.00	573.06	0	4,503.61	0.00	4,503.61	0	0.00
CC&R Violation Fine	2,755.86	0.00	2,755.86	0	10,663.40	0.00	10,663.40	0	0.00
TOTAL INCOME	18,268.14	18,380.08	-111.94	-0.61	155,705.75	128,660.56	27,045.19	21.02	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	5,028.00	8,300.00	3,272.00	39.42	8,300.00
TOTAL FIXED EXPENSES	675.00	0.00	-675.00	0	5,227.55	8,515.00	3,287.45	38.61	8,715.00
ADMIN EXPENSES									
Accounting	0.00	0.00	0.00	0	175.00	175.00	0.00	0.00	175.00
Website	396.59	0.00	-396.59	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	-1,842.33	0.00	1,842.33	0	-12,412.81	8,000.00	20,412.81	255.1	8,000.00
Management Fee	3,470.00	3,470.00	0.00	0.00	24,340.00	24,290.00	-50.00	-0.21	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	266.89	325.00	58.11	17.88	2,679.00	2,275.00	-404.00	-17.76	3,900.00
TOTAL ADMIN EXPENSES	2,291.15	3,795.00	1,503.85	39.63	15,047.78	36,810.00	21,762.22	59.12	55,835.00
UTILITY EXPENSES									
Electricity	61.94	70.83	8.89	12.55	442.54	495.81	53.27	10.74	850.00
Water	2,979.18	3,500.00	520.82	14.88	7,479.76	7,750.00	270.24	3.49	30,500.00
TOTAL UTILITY EXPENSES	3,041.12	3,570.83	529.71	14.83	7,922.30	8,245.81	323.51	3.92	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	27,166.33	27,991.25	824.92	2.95	47,985.00
Townhomes Landscape Maint	4,175.12	4,100.00	-75.12	-1.83	28,311.76	28,700.00	388.24	1.35	49,200.00
Irrigation System	2,599.62	0.00	-2,599.62	0	8,006.47	5,500.00	-2,506.47	-45.57	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	10,769.35	8,098.75	-2,670.60	-32.98	91,934.41	64,006.25	-27,928.16	-43.63	104,500.00
TOTAL ALL EXPENSES	16,776.62	15,464.58	-1,312.04	-8.48	120,132.04	117,577.06	-2,554.98	-2.17	200,400.00
Common Area Reserves	0.00	1,260.08	1,260.08	100.0	0.00	8,820.56	8,820.56	100.0	15,121.00
Alley-Way Reserves	0.00	420.00	420.00	100.0	0.00	2,940.00	2,940.00	100.0	5,040.00
TOTAL CAPITOL IMPROVEMENTS	0.00	1,680.08	1,680.08	100.0	0.00	11,760.56	11,760.56	100.0	20,161.00
NET OPERATING INCOME	1,491.52	1,235.42	256.10	20.73	35,573.71	-677.06	36,250.77	5,354.	0.00
CASH FLOW	1,491.52	1,235.42	256.10	20.73	35,573.71	-677.06	36,250.77	5,354.	0.00
Beginning Cash	10,000.00								
Ending Balance	9,797.04								