

Village Green Homeowner's Association

November 2024

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Village Green HOA - (d106)
November 2024

Page 1
11/30/2024
03:30 PM

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	9,646.39
CASH TOTAL	9,646.39

Savings

Savings Operating Funds	166,154.08
Common Area Reserves	223,732.12
Alley Way Reserves	57,894.38
SAVINGS TOTAL	447,780.58

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	519,678.24
---------------------	-------------------

LIABILITIES & EQUITY

Security Deposits Per Attorney	188.82
TOTAL LIABILITIES	188.82

EQUITY

Retained Earnings	519,489.42
TOTAL EQUITY	519,489.42

TOTAL LIABILITIES/EQUITY	519,678.24
---------------------------------	-------------------



Cash Flow (Cash)
Village Green HOA - (d106)
November 2024

Page 1
11/30/2024
03:30 PM

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

	Month to Date	%	Year to Date	%
INCOME				
CD Interest	0.00	0.00	0.32	0.00
Monthly General Assessment	10,363.70	68.12	120,546.56	64.37
Common Area Reserve Contribution	1,380.75	9.08	16,164.81	8.63
Special Allocated Exp-Townhomes	3,242.38	21.31	36,631.76	19.56
Advance Income	-2,354.30	-15.47	-2,636.21	-1.41
Interest Income	0.00	0.00	702.37	0.38
Interest Charges	69.00	0.45	1,785.93	0.95
CC&R Violation Fine	2,512.82	16.52	14,090.31	7.52
TOTAL INCOME	15,214.35	100.00	187,285.85	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	0.00	0.00	402.59	0.21
Property Insurance	611.00	4.02	6,929.00	3.70
TOTAL FIXED EXPENSES	611.00	4.02	7,331.59	3.91
ADMIN EXPENSES				
Accounting	0.00	0.00	175.00	0.09
Website	0.00	0.00	334.11	0.18
Corporation Report	0.00	0.00	20.00	0.01
Legal	-100.00	-0.66	4,544.13	2.43
Management Fee	3,305.00	21.72	36,405.00	19.44
Miscellaneous Admin	0.00	0.00	107.68	0.06
Reserve Study	0.00	0.00	1,840.00	0.98
Supplies	711.01	4.67	3,129.49	1.67
TOTAL ADMIN EXPENSES	3,916.01	25.74	46,555.41	24.86
UTILITY EXPENSES				
Electricity	59.87	0.39	650.92	0.35
Water	1,853.56	12.18	26,225.77	14.00
TOTAL UTILITY EXPENSES	1,913.43	12.58	26,876.69	14.35
REPAIR/MAINT EXPENSES				
Grounds/Extra	0.00	0.00	1,971.00	1.05
Grounds Maintenance	3,829.17	25.17	37,309.29	19.92
Townhomes Landscape Maint	3,917.60	25.75	41,190.21	21.99
Irrigation System	0.00	0.00	5,563.43	2.97
TOTAL REPAIR/MAINT EXPNS	7,746.77	50.92	86,033.93	45.94
TOTAL ALL EXPENSES	14,187.21	93.25	166,797.62	89.06
NET OPERATING INCOME	1,027.14	6.75	20,488.23	10.94
CASH FLOW	1,027.14		20,488.23	

Cash Flow (Cash)
Village Green HOA - (d106)
November 2024

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
Beginning Cash	10,000.00			
Ending Balance	9,646.39			

Budget Comparison Cash Flow (Cash)
Village Green HOA - (d106)
November 2024

Page 1
11/30/2024
03:30 PM

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
CD Interest	0.00	0.00	0.00	0	0.32	0.00	0.32	0	0.00
Monthly General Assessment	10,363.70	11,103.75	-740.05	-6.66	120,546.56	122,141.25	-1,594.69	-1.31	133,245.00
Common Area Reserve Contribution	1,380.75	1,496.25	-115.50	-7.72	16,164.81	16,458.75	-293.94	-1.79	17,955.00
Special Allocated Exp-Townhomes	3,242.38	3,500.00	-257.62	-7.36	36,631.76	38,500.00	-1,868.24	-4.85	42,000.00
Advance Income	-2,354.30	0.00	-2,354.30	0	-2,636.21	0.00	-2,636.21	0	0.00
Interest Income	0.00	0.00	0.00	0	702.37	0.00	702.37	0	0.00
Interest Charges	69.00	0.00	69.00	0	1,785.93	0.00	1,785.93	0	0.00
CC&R Violation Fine	2,512.82	0.00	2,512.82	0	14,090.31	0.00	14,090.31	0	0.00
TOTAL INCOME	15,214.35	16,100.00	-885.65	-5.50	187,285.85	177,100.00	10,185.85	5.75	193,200.00
EXPENSES									
FIXED EXPENSES									
Real Property Taxes	0.00	0.00	0.00	0	402.59	400.00	-2.59	-0.65	400.00
Property Insurance	611.00	0.00	-611.00	0	6,929.00	6,000.00	-929.00	-15.48	6,000.00
TOTAL FIXED EXPENSES	611.00	0.00	-611.00	0	7,331.59	6,400.00	-931.59	-14.56	6,400.00
ADMIN EXPENSES									
Accounting	0.00	0.00	0.00	0	175.00	2,925.00	2,750.00	94.02	2,925.00
Website	0.00	0.00	0.00	0	334.11	200.00	-134.11	-67.06	200.00
Corporation Report	0.00	0.00	0.00	0	20.00	20.00	0.00	0.00	20.00
Legal	-100.00	0.00	100.00	0	4,544.13	5,000.00	455.87	9.12	5,000.00
Management Fee	3,306.00	3,305.00	0.00	0.00	36,405.00	36,355.00	-50.00	-0.14	39,710.00
Miscellaneous Admin	0.00	0.00	0.00	0	107.68	0.00	-107.68	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	1,840.00	2,500.00	660.00	26.40	2,500.00
Supplies	711.01	291.67	-419.34	-143.7	3,129.49	3,208.37	78.88	2.46	3,500.00
TOTAL ADMIN EXPENSES	3,916.01	3,596.67	-319.34	-8.88	46,555.41	51,208.37	4,652.96	9.09	54,905.00
UTILITY EXPENSES									
Electricity	59.87	70.83	10.96	15.47	650.92	779.13	128.21	16.46	850.00
Water	1,853.56	2,250.00	396.44	17.62	26,225.77	24,750.00	-1,475.77	-5.96	27,000.00
TOTAL UTILITY EXPENSES	1,913.43	2,320.83	407.40	17.55	26,876.69	25,529.13	-1,347.56	-5.28	27,850.00
REPAIR/MAINT EXPENSES									
Grounds/Extra	0.00	0.00	0.00	0	1,971.00	1,500.00	-471.00	-31.40	1,500.00
Grounds Maintenance	3,829.17	2,875.00	-954.17	-33.19	37,309.29	31,625.00	-5,684.29	-17.97	34,500.00
Townhomes Landscape Maint	3,917.60	3,500.00	-417.60	-11.93	41,190.21	38,500.00	-2,690.21	-6.99	42,000.00
Irrigation System	0.00	0.00	0.00	0	5,563.43	7,000.00	1,436.57	20.52	7,000.00
Miscellaneous	0.00	0.00	0.00	0	0.00	1,090.00	1,090.00	100.0	1,090.00
TOTAL REPAIR/MAINT EXPNS	7,746.77	6,375.00	-1,371.77	-21.52	86,033.93	79,715.00	-6,318.93	-7.93	86,090.00
TOTAL ALL EXPENSES	14,187.21	12,292.50	-1,894.71	-15.41	166,797.62	162,852.50	-3,945.12	-2.42	175,245.00
Common Area Reserves	0.00	1,496.25	1,496.25	100.0	0.00	16,458.75	16,458.75	100.0	17,955.00
TOTAL CAPITOL IMPROVEMENTS	0.00	1,496.25	1,496.25	100.0	0.00	16,458.75	16,458.75	100.0	17,955.00
NET OPERATING INCOME	1,027.14	2,311.25	-1,284.11	-55.56	20,488.23	-2,211.25	22,699.48	1,026.	0.00
CASH FLOW	1,027.14	2,311.25	-1,284.11	-55.56	20,488.23	-2,211.25	22,699.48	1,026.	0.00
Beginning Cash	10,000.00								
Ending Balance	9,646.39								