Village Green Homeowner's Association

August 2026

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Village Green HOA - (d106)
August 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	185,675.05
Common Area Reserves	254,913.34
Alley Way Reserves	64,482.68
SAVINGS TOTAL	505,071.07
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	577,322.34
EQUITY	
Retained Earnings	577,322.34
TOTAL EQUITY	577,322.34
TOTAL LIABILITIES/EQUITY	577,322.34

Cash Flow (Cash)
Village Green HOA - (d106)
August 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

	Month to Date	%	Year to Date	%
INCOME				
Monthly General Assessment	13,369.34	68.52	101,604.42	57.96
Special Allocated Exp-Alley Ways	390.00	2.00	3,168.58	1.81
Common Area Reserve Contribution	1,380.40	7.07	10,631.63	6.06
Special Allocated Exp-Townhomes	3,939.40	20.19	33,539.98	19.13
Advance Income	-1,736.16	-8.90	8,458.56	4.83
Interest Income	0.00	0.00	559.48	0.32
Interest Charges	364.22	1.87	4,867.83	2.78
CC&R Violation Fine	1,804.84	9.25	12,468.24	7.11
TOTAL INCOME	19,512.04	100.00	175,298.72	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	0.00	0.00	199.55	0.11
Property Insurance	4,010.00	20.55	9,038.00	5.16
TOTAL FIXED EXPENSES	4,010.00	20.55	9,237.55	5.27
ADMIN EXPENSES				
Accounting	0.00	0.00	175.00	0.10
Website	0.00	0.00	396.59	0.23
Corporation Report	0.00	0.00	20.00	0.01
Legal	614.46	3.15	-11,798.35	-6.73
Management Fee	3,470.00	17.78	27,810.00	15.86
Miscellaneous Admin	0.00	0.00	-150.00	-0.09
Supplies	-26.54	-0.14	2,652.46	1.51
TOTAL ADMIN EXPENSES	4,057.92	20.80	19,105.70	10.90
UTILITY EXPENSES				
Electricity	62.36	0.32	504.90	0.29
Water	4,103.42	21.03	11,583.18	6.61
TOTAL UTILITY EXPENSES	4,165.78	21.35	12,088.08	6.90
REPAIR/MAINT EXPENSES				
Grounds/Extra	0.00	0.00	28,199.91	16.09
Grounds Maintenance	3,994.61	20.47	31,160.94	17.78
Townhomes Landscape Maint	4,175.13	21.40	32,486.89	18.53
Irrigation System	0.00	0.00	8,006.47	4.57
Playgrounds	0.00	0.00	249.94	0.14
TOTAL REPAIR/MAINT EXPNS	8,169.74	41.87	100,104.15	57.10
TOTAL ALL EXPENSES	20,403.44	104.57	140,535.48	80.17
NET OPERATING INCOME	-891.40	-4.57	34,763.24	19.83
CASH FLOW	-891.40		34,763.24	

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

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

Budget Comparison Cash Flow (Cash)
Village Green HOA - (d106)
August 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

	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
INCOME									
Monthly General Assessment	13,369.34	12,600.00	769.34	6.11	101,604.42	100,800.00	804.42	0.80	151,200.00
Special Allocated Exp-Alley Ways	390.00	420.00	-30.00	-7.14	3,168.58	3,360.00	-191.42	-5.70	5,040.00
Common Area Reserve Contribution	1,380.40	1,260.08	120.32	9.55	10,631.63	10,080.64	550.99	5.47	15,121.00
Special Allocated Exp-Townhomes	3,939.40	4,100.00	-160.60	-3.92	33,539.98	32,800.00	739.98	2.26	49,200.00
Advance Income	-1,736.16	0.00	-1,736.16	0	8,458.56	0.00	8,458.56	0	0.00
Interest Income	0.00	0.00	0.00	0	559.48	0.00	559.48	0	0.00
Interest Charges	364.22	0.00	364.22	0	4,867.83	0.00	4,867.83	0	0.00
CC&R Violation Fine	1,804.84	0.00	1,804.84	0	12,468.24	0.00	12,468.24	0	0.00
TOTAL INCOME	19,512.04	18,380.08	1,131.96	6.16	175,298.72	147,040.64	28,258.08	19.22	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	4,010.00	0.00	-4,010.00	0	9,038.00	8,300.00	-738.00	-8.89	8,300.00
TOTAL FIXED EXPENSES	4,010.00	0.00	-4,010.00	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	614.46	0.00	-614.46	0	-11,798.35	8,000.00	19,798.35	247.4	8,000.00
Management Fee	3,470.00	3,470.00	0.00	0.00	27,810.00	27,760.00	-50.00	-0.18	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	-26.54	325.00	351.54	108.1	2,652.46	2,600.00	-52.46	-2.02	3,900.00
TOTAL ADMIN EXPENSES	4,057.92	3,795.00	-262.92	-6.93	19,105.70	40,605.00	21,499.30	52.95	55,835.00
UTILITY EXPENSES									
Electricity	62.36	70.83	8.47	11.96	504.90	566.64	61.74	10.90	850.00
Water	4,103.42	6,000.00	1,896.58	31.61	11,583.18	13,750.00	2,166.82	15.76	30,500.00
TOTAL UTILITY EXPENSES	4,165.78	6,070.83	1,905.05	31.38	12,088.08	14,316.64	2,228.56	15.57	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	31,160.94	31,990.00	829.06	2.59	47,985.00
Townhomes Landscape Maint	4,175.13	4,100.00	-75.13	-1.83	32,486.89	32,800.00	313.11	0.95	49,200.00
Irrigation System	0.00	0.00	0.00	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	8,169.74	8,098.75	-70.99	-0.88	100,104.15	72,105.00	-27,999.15	-38.83	104,500.00
TOTAL ALL EXPENSES	20,403.44	17,964.58	-2,438.86	-13.58	140,535.48	135,541.64	-4,993.84	-3.68	200,400.00
Common Area Reserves	0.00	1,260.08	1,260.08	100.0	0.00	10,080.64	10,080.64	100.0	15,121.00
Alley-Way Reserves	0.00	420.00	420.00	100.0	0.00	3,360.00	3,360.00	100.0	5,040.00
TOTAL CAPITOL IMPROVEMENTS	0.00	1,680.08	1,680.08	100.0	0.00	13,440.64	13,440.64	100.0	20,161.00
NET OPERATING INCOME	-891.40	-1,264.58	373.18	29.51	34,763.24	-1,941.64	36,704.88	1,890.	0.00
CASH FLOW	-891.40	-1,264.58	373.18	29.51	34,763.24	-1,941.64	36,704.88	1,890.	0.00
Beginning Cash	9,797.04								
Ending Balance	10,000.00								