

Village Green Homeowner's Association

July 2025

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Village Green HOA - (d106)
July 2025

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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	179,355.10
Common Area Reserves	236,105.00
Alley Way Reserves	59,760.35
SAVINGS TOTAL	475,220.45

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	547,471.72
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LIABILITIES & EQUITY

Security Deposits Per Attorney	188.82
TOTAL LIABILITIES	188.82

EQUITY

Retained Earnings	547,282.90
TOTAL EQUITY	547,282.90

TOTAL LIABILITIES/EQUITY	547,471.72
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Cash Flow (Cash)
Village Green HOA - (d106)
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	Month to Date	%	Year to Date	%
INCOME				
Monthly General Assessment	11,752.30	76.45	85,617.65	61.69
Special Allocated Exp-Alley Ways	261.60	1.70	1,810.83	1.30
Common Area Reserve Contribution	1,461.37	9.51	10,594.08	7.63
Special Allocated Exp-Townhomes	3,748.85	24.39	24,646.33	17.76
Advance Income	-2,479.23	-16.13	5,624.47	4.05
Interest Income	0.00	0.00	448.79	0.32
Interest Charges	60.95	0.40	1,661.32	1.20
CC&R Violation Fine	565.83	3.68	8,388.94	6.04
TOTAL INCOME	15,371.67	100.00	138,792.41	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	0.00	0.00	202.05	0.15
Property Insurance	643.00	4.18	4,843.00	3.49
TOTAL FIXED EXPENSES	643.00	4.18	5,045.05	3.63
ADMIN EXPENSES				
Accounting	0.00	0.00	175.00	0.13
Corporation Report	0.00	0.00	20.00	0.01
Legal	5,978.09	38.89	7,597.14	5.47
Management Fee	3,305.00	21.50	23,135.00	16.67
Supplies	82.96	0.54	1,430.17	1.03
TOTAL ADMIN EXPENSES	9,366.05	60.93	32,357.31	23.31
UTILITY EXPENSES				
Electricity	60.95	0.40	418.81	0.30
Water	3,406.04	22.16	8,951.83	6.45
TOTAL UTILITY EXPENSES	3,466.99	22.55	9,370.64	6.75
REPAIR/MAINT EXPENSES				
Grounds/Extra	11,288.15	73.43	11,288.15	8.13
Grounds Maintenance	3,842.75	25.00	26,709.03	19.24
Townhomes Landscape Maint	3,999.95	26.02	27,456.08	19.78
Irrigation System	0.00	0.00	5,385.92	3.88
Lighting	0.00	0.00	1,270.20	0.92
TOTAL REPAIR/MAINT EXPNS	19,130.85	124.46	72,109.38	51.95
TOTAL ALL EXPENSES	32,606.89	212.12	118,882.38	85.65
Capitol Improvements	0.00	0.00	775.33	0.56
TOTAL CAPITOL IMPROVEMENTS	0.00	0.00	775.33	0.56
NET OPERATING INCOME	-17,235.22	-112.12	19,134.70	13.79

Cash Flow (Cash)
Village Green HOA - (d106)
July 2025

	Month to Date	%	Year to Date	%
CASH FLOW	-17,235.22		19,134.70	
Beginning Cash	10,000.00			
Ending Balance	10,000.00			

Budget Comparison Cash Flow (Cash)
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
Monthly General Assessment	11,752.30	12,150.00	-397.70	-3.27	85,617.65	85,050.00	567.65	0.67	145,800.00
Special Allocated Exp-Alley Ways	261.60	300.00	-38.40	-12.80	1,810.83	2,100.00	-289.17	-13.77	3,600.00
Common Area Reserve Contribution	1,461.37	1,500.00	-38.63	-2.58	10,594.08	10,500.00	94.08	0.90	18,000.00
Special Allocated Exp-Townhomes	3,748.85	3,762.50	-13.65	-0.36	24,646.33	26,337.50	-1,691.17	-6.42	45,150.00
Advance Income	-2,479.23	0.00	-2,479.23	0	5,624.47	0.00	5,624.47	0	0.00
Interest Income	0.00	0.00	0.00	0	448.79	0.00	448.79	0	0.00
Interest Charges	60.95	0.00	60.95	0	1,661.32	0.00	1,661.32	0	0.00
CC&R Violation Fine	565.83	0.00	565.83	0	8,388.94	0.00	8,388.94	0	0.00
TOTAL INCOME	15,371.67	17,712.50	-2,340.83	-13.22	138,792.41	123,987.50	14,804.91	11.94	212,550.00
EXPENSES									
FIXED EXPENSES									
Real Property Taxes	0.00	0.00	0.00	0	202.05	200.00	-2.05	-1.03	400.00
Property Insurance	643.00	0.00	-643.00	0	4,843.00	7,500.00	2,657.00	35.43	7,500.00
TOTAL FIXED EXPENSES	643.00	0.00	-643.00	0	5,045.05	7,700.00	2,654.95	34.48	7,900.00
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	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	5,978.09	0.00	-5,978.09	0	7,597.14	5,000.00	-2,597.14	-51.94	5,000.00
Management Fee	3,305.00	3,305.00	0.00	0.00	23,135.00	23,135.00	0.00	0.00	39,710.00
Miscellaneous Admin	0.00	0.00	0.00	0	0.00	0.00	0.00	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	82.96	291.67	208.71	71.56	1,430.17	2,041.69	611.52	29.95	3,500.00
TOTAL ADMIN EXPENSES	9,366.05	3,596.67	-5,769.38	-160.4	32,357.31	35,171.69	2,814.38	8.00	53,255.00
UTILITY EXPENSES									
Electricity	60.95	70.83	9.88	13.95	418.81	495.81	77.00	15.53	850.00
Water	3,406.04	2,250.00	-1,156.04	-51.38	8,951.83	15,750.00	6,798.17	43.16	27,000.00
TOTAL UTILITY EXPENSES	3,466.99	2,320.83	-1,146.16	-49.39	9,370.64	16,245.81	6,875.17	42.32	27,850.00
REPAIR/MAINT EXPENSES									
Grounds/Extra	11,288.15	0.00	-11,288.15	0	11,288.15	1,500.00	-9,788.15	-652.5	1,500.00
Grounds Maintenance	3,842.75	3,808.33	-34.42	-0.90	26,709.03	26,658.31	-50.72	-0.19	45,700.00
Townhomes Landscape Maint	3,999.95	3,762.50	-237.45	-6.31	27,456.08	26,337.50	-1,118.58	-4.25	45,150.00
Irrigation System	0.00	0.00	0.00	0	5,385.92	7,000.00	1,614.08	23.06	7,000.00
Lighting	0.00	0.00	0.00	0	1,270.20	0.00	-1,270.20	0	0.00
Miscellaneous	0.00	0.00	0.00	0	0.00	2,595.00	2,595.00	100.0	2,595.00
TOTAL REPAIR/MAINT EXPNS	19,130.85	7,570.83	-11,560.02	-152.6	72,109.38	64,090.81	-8,018.57	-12.51	101,945.00
TOTAL ALL EXPENSES	32,606.89	13,488.33	-19,118.56	-141.7	118,882.38	123,208.31	4,325.93	3.51	190,950.00
Common Area Reserves	0.00	1,500.00	1,500.00	100.0	0.00	10,500.00	10,500.00	100.0	18,000.00
Alley-Way Reserves	0.00	300.00	300.00	100.0	0.00	2,100.00	2,100.00	100.0	3,600.00
Capitol Improvements	0.00	0.00	0.00	0	775.33	0.00	-775.33	0	0.00
TOTAL CAPITOL IMPROVEMENTS	0.00	1,800.00	1,800.00	100.0	775.33	12,600.00	11,824.67	93.85	21,600.00
NET OPERATING INCOME	-17,235.22	2,424.17	-19,659.39	-810.9	19,134.70	-11,820.81	30,955.51	261.8	0.00
CASH FLOW	-17,235.22	2,424.17	-19,659.39	-810.9	19,134.70	-11,820.81	30,955.51	261.8	0.00
Beginning Cash	10,000.00								
Ending Balance	10,000.00								