

Village Green Homeowner's Association

September 2025

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Village Green HOA - (d106)
September 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	175,945.89
Common Area Reserves	239,361.88
Alley Way Reserves	60,413.24
SAVINGS TOTAL	475,721.01
 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	547,972.28
 LIABILITIES & EQUITY	
Security Deposits Per Attorney	188.82
TOTAL LIABILITIES	188.82
 EQUITY	
Retained Earnings	547,783.46
TOTAL EQUITY	547,783.46
 TOTAL LIABILITIES/EQUITY	547,972.28



Cash Flow (Cash)
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	Month to Date	%	Year to Date	%
INCOME				
Monthly General Assessment	12,225.05	62.04	111,184.06	63.38
Special Allocated Exp-Alley Ways	304.79	1.55	2,455.62	1.40
Common Area Reserve Contribution	1,513.28	7.68	13,767.43	7.85
Special Allocated Exp-Townhomes	5,603.50	28.43	33,711.33	19.22
Advance Income	-832.55	-4.22	-306.43	-0.17
Interest Income	0.00	0.00	600.54	0.34
Interest Charges	80.65	0.41	2,687.41	1.53
CC&R Violation Fine	811.78	4.12	11,329.88	6.46
TOTAL INCOME	19,706.50	100.00	175,429.84	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	0.00	0.00	202.05	0.12
Property Insurance	643.00	3.26	6,129.00	3.49
TOTAL FIXED EXPENSES	643.00	3.26	6,331.05	3.61
ADMIN EXPENSES				
Accounting	0.00	0.00	175.00	0.10
Corporation Report	0.00	0.00	20.00	0.01
Legal	-1,505.42	-7.64	6,414.23	3.66
Management Fee	3,305.00	16.77	29,745.00	16.96
Supplies	281.84	1.43	2,306.90	1.31
TOTAL ADMIN EXPENSES	2,081.42	10.56	38,661.13	22.04
UTILITY EXPENSES				
Electricity	61.39	0.31	541.53	0.31
Water	6,538.32	33.18	21,690.75	12.36
TOTAL UTILITY EXPENSES	6,599.71	33.49	22,232.28	12.67
REPAIR/MAINT EXPENSES				
Grounds/Extra	0.00	0.00	11,288.15	6.43
Grounds Maintenance	3,842.75	19.50	34,394.53	19.61
Townhomes Landscape Maint	3,999.96	20.30	35,455.99	20.21
Irrigation System	0.00	0.00	5,385.92	3.07
Lighting	0.00	0.00	1,270.20	0.72
TOTAL REPAIR/MAINT EXPNS	7,842.71	39.80	87,794.79	50.05
TOTAL ALL EXPENSES	17,166.84	87.11	155,019.25	88.37
Capitol Improvements	0.00	0.00	775.33	0.44
TOTAL CAPITOL IMPROVEMENTS	0.00	0.00	775.33	0.44
NET OPERATING INCOME	2,539.66	12.89	19,635.26	11.19

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

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
CASH FLOW	2,539.66		19,635.26	
Beginning Cash	9,950.00			
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	12,225.05	12,150.00	75.05	0.62	111,184.06	109,350.00	1,834.06	1.68	145,800.00
Special Allocated Exp-Alley Ways	304.79	300.00	4.79	1.60	2,455.62	2,700.00	-244.38	-9.05	3,600.00
Common Area Reserve Contribution	1,513.28	1,500.00	13.28	0.89	13,767.43	13,500.00	267.43	1.98	18,000.00
Special Allocated Exp-Townhomes	5,603.50	3,762.50	1,841.00	48.93	33,711.33	33,862.50	-151.17	-0.45	45,150.00
Advance Income	-832.55	0.00	-832.55	0	-306.43	0.00	-306.43	0	0.00
Interest Income	0.00	0.00	0.00	0	600.54	0.00	600.54	0	0.00
Interest Charges	80.65	0.00	80.65	0	2,687.41	0.00	2,687.41	0	0.00
CC&R Violation Fine	811.78	0.00	811.78	0	11,329.88	0.00	11,329.88	0	0.00
TOTAL INCOME	19,706.50	17,712.50	1,994.00	11.26	175,429.84	159,412.50	16,017.34	10.05	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	6,129.00	7,500.00	1,371.00	18.28	7,500.00
TOTAL FIXED EXPENSES	643.00	0.00	-643.00	0	6,331.05	7,700.00	1,368.95	17.78	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	-1,505.42	0.00	1,505.42	0	6,414.23	5,000.00	-1,414.23	-28.28	5,000.00
Management Fee	3,305.00	3,305.00	0.00	0.00	29,745.00	29,745.00	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	281.84	291.67	9.83	3.37	2,306.90	2,625.03	318.13	12.12	3,500.00
TOTAL ADMIN EXPENSES	2,081.42	3,596.67	1,515.25	42.13	38,661.13	42,365.03	3,703.90	8.74	53,255.00
UTILITY EXPENSES									
Electricity	61.39	70.83	9.44	13.33	541.53	637.47	95.94	15.05	850.00
Water	6,538.32	2,250.00	-4,288.32	-190.5	21,690.75	20,250.00	-1,440.75	-7.11	27,000.00
TOTAL UTILITY EXPENSES	6,599.71	2,320.83	-4,278.88	-184.3	22,232.28	20,887.47	-1,344.81	-6.44	27,850.00
REPAIR/MAINT EXPENSES									
Grounds/Extra	0.00	0.00	0.00	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	34,394.53	34,274.97	-119.56	-0.35	45,700.00
Townhomes Landscape Maint	3,999.96	3,762.50	-237.46	-6.31	35,455.99	33,862.50	-1,593.49	-4.71	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	7,842.71	7,570.83	-271.88	-3.59	87,794.79	79,232.47	-8,562.32	-10.81	101,945.00
TOTAL ALL EXPENSES	17,166.84	13,488.33	-3,678.51	-27.27	155,019.25	150,184.97	-4,834.28	-3.22	190,950.00
Common Area Reserves	0.00	1,500.00	1,500.00	100.0	0.00	13,500.00	13,500.00	100.0	18,000.00
Alley-Way Reserves	0.00	300.00	300.00	100.0	0.00	2,700.00	2,700.00	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	16,200.00	15,424.67	95.21	21,600.00
NET OPERATING INCOME	2,539.66	2,424.17	115.49	4.76	19,635.26	-6,972.47	26,607.73	381.6	0.00
CASH FLOW	2,539.66	2,424.17	115.49	4.76	19,635.26	-6,972.47	26,607.73	381.6	0.00
Beginning Cash	9,950.00								
Ending Balance	10,000.00								