

Village Green Homeowner's Association

October 2025

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Village Green HOA - (d106)
October 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	166,815.12
Common Area Reserves	243,215.51
Alley Way Reserves	60,722.40
SAVINGS TOTAL	470,753.03

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	543,004.30
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LIABILITIES & EQUITY

Security Deposits Per Attorney	188.82
TOTAL LIABILITIES	188.82

EQUITY

Retained Earnings	542,815.48
TOTAL EQUITY	542,815.48

TOTAL LIABILITIES/EQUITY	543,004.30
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Cash Flow (Cash)
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	Month to Date	%	Year to Date	%
INCOME				
Monthly General Assessment	11,799.53	69.12	122,983.59	63.86
Special Allocated Exp-Alley Ways	305.21	1.79	2,760.83	1.43
Common Area Reserve Contribution	1,468.24	8.60	15,235.67	7.91
Special Allocated Exp-Townhomes	3,814.55	22.34	37,525.88	19.49
Advance Income	-2,834.07	-16.60	-3,140.50	-1.63
Interest Income	0.00	0.00	672.36	0.35
Interest Charges	49.08	0.29	2,736.49	1.42
CC&R Violation Fine	2,468.99	14.46	13,798.87	7.17
TOTAL INCOME	17,071.53	100.00	192,573.19	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	202.08	1.18	404.13	0.21
Property Insurance	643.00	3.77	6,772.00	3.52
TOTAL FIXED EXPENSES	845.08	4.95	7,176.13	3.73
ADMIN EXPENSES				
Accounting	0.00	0.00	175.00	0.09
Corporation Report	0.00	0.00	20.00	0.01
Legal	979.49	5.74	7,393.72	3.84
Management Fee	3,305.00	19.36	33,050.00	17.16
Supplies	108.49	0.64	2,415.39	1.25
TOTAL ADMIN EXPENSES	4,392.98	25.73	43,054.11	22.36
UTILITY EXPENSES				
Electricity	62.73	0.37	604.26	0.31
Water	5,741.05	33.63	27,431.80	14.24
TOTAL UTILITY EXPENSES	5,803.78	34.00	28,036.06	14.56
REPAIR/MAINT EXPENSES				
Grounds/Extra	0.00	0.00	11,288.15	5.86
Grounds Maintenance	3,842.75	22.51	38,237.28	19.86
Townhomes Landscape Maint	3,999.95	23.43	39,455.94	20.49
Irrigation System	3,226.79	18.90	8,612.71	4.47
Lighting	0.00	0.00	1,270.20	0.66
TOTAL REPAIR/MAINT EXPNS	11,069.49	64.84	98,864.28	51.34
TOTAL ALL EXPENSES	22,111.33	129.52	177,130.58	91.98
Capitol Improvements	0.00	0.00	775.33	0.40
TOTAL CAPITOL IMPROVEMENTS	0.00	0.00	775.33	0.40
NET OPERATING INCOME	-5,039.80	-29.52	14,667.28	7.62

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

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
CASH FLOW	-5,039.80		14,667.28	
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	11,799.53	12,150.00	-350.47	-2.88	122,983.59	121,500.00	1,483.59	1.22	145,800.00
Special Allocated Exp-Alley Ways	305.21	300.00	5.21	1.74	2,760.83	3,000.00	-239.17	-7.97	3,600.00
Common Area Reserve Contribution	1,468.24	1,500.00	-31.76	-2.12	15,235.67	15,000.00	235.67	1.57	18,000.00
Special Allocated Exp-Townhomes	3,814.55	3,762.50	52.05	1.38	37,525.88	37,625.00	-99.12	-0.26	45,150.00
Advance Income	-2,834.07	0.00	-2,834.07	0	-3,140.50	0.00	-3,140.50	0	0.00
Interest Income	0.00	0.00	0.00	0	672.36	0.00	672.36	0	0.00
Interest Charges	49.08	0.00	49.08	0	2,736.49	0.00	2,736.49	0	0.00
CC&R Violation Fine	2,468.99	0.00	2,468.99	0	13,798.87	0.00	13,798.87	0	0.00
TOTAL INCOME	17,071.53	17,712.50	-640.97	-3.62	192,573.19	177,125.00	15,448.19	8.72	212,550.00
EXPENSES									
FIXED EXPENSES									
Real Property Taxes	202.08	200.00	-2.08	-1.04	404.13	400.00	-4.13	-1.03	400.00
Property Insurance	643.00	0.00	-643.00	0	6,772.00	7,500.00	728.00	9.71	7,500.00
TOTAL FIXED EXPENSES	845.08	200.00	-645.08	-322.5	7,176.13	7,900.00	723.87	9.16	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	979.49	0.00	-979.49	0	7,393.72	5,000.00	-2,393.72	-47.87	5,000.00
Management Fee	3,305.00	3,305.00	0.00	0.00	33,050.00	33,050.00	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	108.49	291.67	183.18	62.80	2,415.39	2,916.70	501.31	17.19	3,500.00
TOTAL ADMIN EXPENSES	4,392.98	3,596.67	-796.31	-22.14	43,054.11	45,961.70	2,907.59	6.33	53,255.00
UTILITY EXPENSES									
Electricity	62.73	70.83	8.10	11.44	604.26	708.30	104.04	14.69	850.00
Water	5,741.05	2,250.00	-3,491.05	-155.1	27,431.80	22,500.00	-4,931.80	-21.92	27,000.00
TOTAL UTILITY EXPENSES	5,803.78	2,320.83	-3,482.95	-150.0	28,036.06	23,208.30	-4,827.76	-20.80	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	38,237.28	38,083.30	-153.98	-0.40	45,700.00
Townhomes Landscape Maint	3,999.95	3,762.50	-237.45	-6.31	39,455.94	37,625.00	-1,830.94	-4.87	45,150.00
Irrigation System	3,226.79	0.00	-3,226.79	0	8,612.71	7,000.00	-1,612.71	-23.04	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	11,069.49	7,570.83	-3,498.66	-46.21	98,864.28	86,803.30	-12,060.98	-13.89	101,945.00
TOTAL ALL EXPENSES	22,111.33	13,688.33	-8,423.00	-61.53	177,130.58	163,873.30	-13,257.28	-8.09	190,950.00
Common Area Reserves	0.00	1,500.00	1,500.00	100.0	0.00	15,000.00	15,000.00	100.0	18,000.00
Alley-Way Reserves	0.00	300.00	300.00	100.0	0.00	3,000.00	3,000.00	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	18,000.00	17,224.67	95.69	21,600.00
NET OPERATING INCOME	-5,039.80	2,224.17	-7,263.97	-326.5	14,667.28	-4,748.30	19,415.58	408.9	0.00
CASH FLOW	-5,039.80	2,224.17	-7,263.97	-326.5	14,667.28	-4,748.30	19,415.58	408.9	0.00
Beginning Cash	10,000.00								
Ending Balance	10,000.00								