

Village Green HOA 2025 Budget

	2025 Budget	2024 Budget	\$ Difference	2024 Ant ²	2023 Actual ¹
Ordinary Income & Expenses					
Income					
Assessments					
General Assessment	145,800	133,245	12,555	133,245	132,239
Alley Ways - Special Allocation Expense	3,600	0	3,600	0	533
Townhome - Special Allocation Expense	45,150	42,000	3,150	42,000	42,376
Common Area - Reserve Allocation	18,000	17,955	45	17,955	16,904
Total Assessment Income	212,550	193,200	19,350	193,200	192,052
Total Income	212,550	193,200	19,350	193,200	192,052
Expenses					
Fixed Expenses					
Federal Tax	0	0	0	0	0
Common Area Property Tax	400	400	0	391	391
HOA Insurance Policy	7,500	6,000	1,500	7,300	6,680
Total Common Area Property Tax	7,900	6,400	1,500	7,691	7,071
Administrative					
Accounting - Tax Filing	175	175	0	175	175
Accounting - Audit	2,750	2,750	0	0	0
Website	350	200	150	334	0
Corporate Report - Secretary of State	20	20	0	20	20
Legal Fees	5,000	5,000	0	4,686	2,397
Management Fees	39,710	39,710	0	39,710	39,660
Misc Admin- Meeting Room Rental	50	50	0	20	20
Social Committee	1,000	1,000	0	0	0
Reserve Study Update - With Site Visit (every 3 years)	700	2,500	-1,800	1,840	0
Supplies - Administrative Supplies & Mailings	3,500	3,500	0	3,100	3,435
Total Administrative Expenses	53,255	54,905	-1,650	49,885	45,707
Operation Expenses					
Landscaping & Groundskeeping					
Common Area					
Common Area Landscape Maintenance Contract	45,700	34,500	11,200	41,090	34,215
Common Area Landscape Maintenance - Outside of Conti	1,500	1,500	0	0	31,456
Common Area Irrigation - Repairs & Backflow	7,000	7,000	0	5,563	12,878
Total Common Areas Expenses	54,200	43,000	11,200	46,653	78,549
Repairs & Maintenance					
Miscellaneous Repairs, Maintenance & Materials	2,595	1,090	1,505	0	876
Total Repairs & Maintenance Expenses	2,595	1,090	1,505	0	876
Utilities					
Electricity	850	850	0	709	751
Water	27,000	27,000	0	24,568	24,752
Total Utilities Expenses	27,850	27,850	0	25,277	25,503
Total Operation Expenses	92,545	78,340	14,205	71,930	104,928
Total Expenses	145,800	133,245	12,555	129,506	157,706
Net Ordinary Income	66,750	59,955	6,795	63,694	34,346
Townhomes					
Townhomes Landscape Maintenance Contract	45,150	42,000	3,150	45,054	42,162
Total Townhomes Expenses	45,150	42,000	3,150	45,054	42,162
Reserve Contributions					
Common Area - Reserve Allocation (See Reserve Study)	18,000	17,955	45	17,955	16,904
Alley Ways - Reserve Allocation (See Reserve Study)	3,600	0	3,600	0	533
Total Reserve Contributions	21,600	17,955	3,645	17,955	17,437
Net Income	0	0	0	685	-25,253

¹ Actuals on these income items. See financial report for full actual income

² Anticipated actual amounts based on previous 12 month history

Village Green Homeowners Association

2025 Homeowner Monthly Assessment Effective January 1, 2025

2025 Monthly Assessment

Homes Assessed	Number of Homes	General Operating Assessment	Common Area Reserve Fund Assessment	Townhomes Landscaping Assessment	Alley Way Reserve Fund Assessment	Total Yearly Assessment Per Home	Total Monthly Assessment Per Home
Townhomes (T)	48	347.14	42.86	903.00	0.00	1,293.00	107.75
Townhomes Alley Way (TA)	2	347.14	42.86	903.00	60.00	1,353.00	112.75
Single Family Alley Way (SA)	58	347.14	42.86	0.00	60.00	450.00	37.50
Single Family (S)	312	347.14	42.86	0.00	0.00	390.00	32.50
Home Total	420	145,800.00	18,000.00	45,150.00	3,600.00		

State Required Disclosures:

The Association has a reserve study that does meet the requirements of RCW 64.90.550.

The proposed budget meets the recommendations of the most recent reserve study.

Per the most recent Reserve Study the Association's reserves are 157% funded. This represents a surplus of \$194 per lot.

Per the most recent Reserve Study the Association's Alleyways reserves are 50.9% funded. This represents a deficiency of \$1,035 per alleyway lot.