

Village Green Homeowner's Association

November 2025

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Village Green HOA - (d106)
November 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	165,204.67
Common Area Reserves	243,256.22
Alley Way Reserves	60,986.51
SAVINGS TOTAL	469,447.40

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	541,698.67
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LIABILITIES & EQUITY

Security Deposits Per Attorney	188.82
TOTAL LIABILITIES	188.82

EQUITY

Retained Earnings	541,509.85
TOTAL EQUITY	541,509.85

TOTAL LIABILITIES/EQUITY	541,698.67
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Cash Flow (Cash)
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	Month to Date	%	Year to Date	%
INCOME				
Monthly General Assessment	11,253.59	81.40	134,237.18	65.01
Special Allocated Exp-Alley Ways	260.00	1.88	3,020.83	1.46
Common Area Reserve Contribution	1,392.64	10.07	16,628.31	8.05
Special Allocated Exp-Townhomes	3,461.50	25.04	40,987.38	19.85
Advance Income	-3,074.02	-22.24	-6,214.52	-3.01
Interest Income	0.00	0.00	746.89	0.36
Interest Charges	5.34	0.04	2,741.83	1.33
CC&R Violation Fine	525.57	3.80	14,324.44	6.94
TOTAL INCOME	13,824.62	100.00	206,472.34	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	0.00	0.00	404.13	0.20
Property Insurance	643.00	4.65	7,415.00	3.59
TOTAL FIXED EXPENSES	643.00	4.65	7,819.13	3.79
ADMIN EXPENSES				
Accounting	0.00	0.00	175.00	0.08
Corporation Report	0.00	0.00	20.00	0.01
Legal	742.02	5.37	8,135.74	3.94
Management Fee	3,305.00	23.91	36,355.00	17.61
Miscellaneous Admin	257.68	1.86	257.68	0.12
Supplies	677.65	4.90	3,093.04	1.50
TOTAL ADMIN EXPENSES	4,982.35	36.04	48,036.46	23.27
UTILITY EXPENSES				
Electricity	62.42	0.45	666.68	0.32
Water	1,674.30	12.11	29,106.10	14.10
TOTAL UTILITY EXPENSES	1,736.72	12.56	29,772.78	14.42
REPAIR/MAINT EXPENSES				
Grounds/Extra	0.00	0.00	11,288.15	5.47
Grounds Maintenance	3,842.75	27.80	42,080.03	20.38
Townhomes Landscape Maint	3,999.96	28.93	43,455.90	21.05
Irrigation System	0.00	0.00	8,612.71	4.17
Lighting	0.00	0.00	1,270.20	0.62
TOTAL REPAIR/MAINT EXPNS	7,842.71	56.73	106,706.99	51.68
TOTAL ALL EXPENSES	15,204.78	109.98	192,335.36	93.15
Capitol Improvements	0.00	0.00	775.33	0.38
TOTAL CAPITOL IMPROVEMENTS	0.00	0.00	775.33	0.38
NET OPERATING INCOME	-1,380.16	-9.98	13,361.65	6.47

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	11,253.59	12,150.00	-896.41	-7.38	134,237.18	133,650.00	587.18	0.44	145,800.00
Special Allocated Exp-Alley Ways	260.00	300.00	-40.00	-13.33	3,020.83	3,300.00	-279.17	-8.46	3,600.00
Common Area Reserve Contribution	1,392.64	1,500.00	-107.36	-7.16	16,628.31	16,500.00	128.31	0.78	18,000.00
Special Allocated Exp-Townhomes	3,461.50	3,762.50	-301.00	-8.00	40,987.38	41,387.50	-400.12	-0.97	45,150.00
Advance Income	-3,074.02	0.00	-3,074.02	0	-6,214.52	0.00	-6,214.52	0	0.00
Interest Income	0.00	0.00	0.00	0	746.89	0.00	746.89	0	0.00
Interest Charges	5.34	0.00	5.34	0	2,741.83	0.00	2,741.83	0	0.00
CC&R Violation Fine	525.57	0.00	525.57	0	14,324.44	0.00	14,324.44	0	0.00
TOTAL INCOME	13,824.62	17,712.50	-3,887.88	-21.95	206,472.34	194,837.50	11,634.84	5.97	212,550.00
EXPENSES									
FIXED EXPENSES									
Real Property Taxes	0.00	0.00	0.00	0	404.13	400.00	-4.13	-1.03	400.00
Property Insurance	643.00	0.00	-643.00	0	7,415.00	7,500.00	85.00	1.13	7,500.00
TOTAL FIXED EXPENSES	643.00	0.00	-643.00	0	7,819.13	7,900.00	80.87	1.02	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	742.02	0.00	-742.02	0	8,135.74	5,000.00	-3,135.74	-62.71	5,000.00
Management Fee	3,305.00	3,305.00	0.00	0.00	36,355.00	36,355.00	0.00	0.00	39,710.00
Miscellaneous Admin	257.68	0.00	-257.68	0	257.68	0.00	-257.68	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	677.65	291.67	-385.98	-132.3	3,093.04	3,208.37	115.33	3.59	3,500.00
TOTAL ADMIN EXPENSES	4,982.35	3,596.67	-1,385.68	-38.53	48,036.46	49,558.37	1,521.91	3.07	53,255.00
UTILITY EXPENSES									
Electricity	62.42	70.83	8.41	11.87	666.68	779.13	112.45	14.43	850.00
Water	1,674.30	2,250.00	575.70	25.59	29,106.10	24,750.00	-4,356.10	-17.60	27,000.00
TOTAL UTILITY EXPENSES	1,736.72	2,320.83	584.11	25.17	29,772.78	25,529.13	-4,243.65	-16.62	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	42,080.03	41,891.63	-188.40	-0.45	45,700.00
Townhomes Landscape Maint	3,999.96	3,762.50	-237.46	-6.31	43,455.90	41,387.50	-2,068.40	-5.00	45,150.00
Irrigation System	0.00	0.00	0.00	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	7,842.71	7,570.83	-271.88	-3.59	106,706.99	94,374.13	-12,332.86	-13.07	101,945.00
TOTAL ALL EXPENSES	15,204.78	13,488.33	-1,716.45	-12.73	192,335.36	177,361.63	-14,973.73	-8.44	190,950.00
Common Area Reserves	0.00	1,500.00	1,500.00	100.0	0.00	16,500.00	16,500.00	100.0	18,000.00
Alley-Way Reserves	0.00	300.00	300.00	100.0	0.00	3,300.00	3,300.00	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	19,800.00	19,024.67	96.08	21,600.00
NET OPERATING INCOME	-1,380.16	2,424.17	-3,804.33	-156.9	13,361.65	-2,324.13	15,685.78	674.9	0.00
CASH FLOW	-1,380.16	2,424.17	-3,804.33	-156.9	13,361.65	-2,324.13	15,685.78	674.9	0.00
Beginning Cash	10,000.00								
Ending Balance	10,000.00								