

# Village Green Homeowner's Association

**January 2023**

**Financial Statement**

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

(253) 841-0111

**Balance Sheet (Cash)**  
**Village Green HOA - (d106)**  
**January 2023**

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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	10,056.70
CASH TOTAL	<u>10,056.70</u>
 Savings	
Savings Operating Funds	177,716.58
Common Area Reserves	191,285.51
Alley Way Reserves	<u>57,277.34</u>
SAVINGS TOTAL	426,279.43
 Time Certificate of Deposit	
1400 TCD-Common Reserves 08.12.23	5,122.57
1401 TCD-Common Reserves 08.12.24	5,211.88
1402 TCD-Common Reserves 08.12.25	5,241.31
1406 TCD-Alleyway Reserves 08.12.23	5,122.57
1407 TCD-Alleyway Reserves 08.12.24	5,211.88
1408 TCD-Alleyway Reserves 08.12.25	5,241.31
1409 TCD-Alleyway Reserves 03.23.23	5,106.30
1410 TCD-Alleyway Reserves 03.23.23	5,134.31
1411 TCD-Alleyway Reserves 03.23.23	5,134.32
1412 TCD-Alleyway Reserves 02.12.23	5,143.22
1413 TCD-Alleyway Reserves 05.12.24	5,192.21
1414 TCD-Alleyway Reserves 01.12.24	<u>5,264.73</u>
TIME CD TOTAL	<u>62,126.61</u>
 TOTAL ASSETS	<u>498,462.74</u>
 LIABILITIES & EQUITY	
Security Deposits Per Attorney	<u>878.10</u>
TOTAL LIABILITIES	878.10
 EQUITY	
Retained Earnings	<u>497,584.64</u>
TOTAL EQUITY	<u>497,584.64</u>
 TOTAL LIABILITIES/EQUITY	<u>498,462.74</u>

**Cash Flow (Cash)**  
**Village Green HOA - (d106)**  
**January 2023**

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	Month to Date	%	Year to Date	%
<b>INCOME</b>				
Monthly General Assessment	10,716.83	39.96	10,716.83	39.96
Common Area Reserve Contribution	1,355.67	5.05	1,355.67	5.05
Special Allocated Exp-Townhomes	3,990.21	14.88	3,990.21	14.88
Advance Income	10,727.68	40.00	10,727.68	40.00
Interest Charges	192.19	0.72	192.19	0.72
CC&R Violation Fine	-163.44	-0.61	-163.44	-0.61
<b>TOTAL INCOME</b>	<b>26,819.14</b>	<b>100.00</b>	<b>26,819.14</b>	<b>100.00</b>
<b>EXPENSES</b>				
<b>FIXED EXPENSES</b>				
Property Insurance	451.00	1.68	451.00	1.68
<b>TOTAL FIXED EXPENSES</b>	<b>451.00</b>	<b>1.68</b>	<b>451.00</b>	<b>1.68</b>
<b>ADMIN EXPENSES</b>				
Legal	459.00	1.71	459.00	1.71
Management Fee	3,305.00	12.32	3,305.00	12.32
Miscellaneous Admin	-150.00	-0.56	-150.00	-0.56
Supplies	175.45	0.65	175.45	0.65
<b>TOTAL ADMIN EXPENSES</b>	<b>3,789.45</b>	<b>14.13</b>	<b>3,789.45</b>	<b>14.13</b>
<b>UTILITY EXPENSES</b>				
Electricity	69.46	0.26	69.46	0.26
Water	421.20	1.57	421.20	1.57
<b>TOTAL UTILITY EXPENSES</b>	<b>490.66</b>	<b>1.83</b>	<b>490.66</b>	<b>1.83</b>
<b>REPAIR/MAINT EXPENSES</b>				
Grounds Maintenance	2,851.22	10.63	2,851.22	10.63
Townhomes Landscape Maint	3,513.49	13.10	3,513.49	13.10
<b>TOTAL REPAIR/MAINT EXPNS</b>	<b>6,364.71</b>	<b>23.73</b>	<b>6,364.71</b>	<b>23.73</b>
<b>TOTAL ALL EXPENSES</b>	<b>11,095.82</b>	<b>41.37</b>	<b>11,095.82</b>	<b>41.37</b>
<b>NET OPERATING INCOME</b>	<b>15,723.32</b>	<b>58.63</b>	<b>15,723.32</b>	<b>58.63</b>
<b>CASH FLOW</b>	<b>15,723.32</b>		<b>15,723.32</b>	
Beginning Cash	10,037.81			
Ending Balance	10,056.70			

