Village Green
Homeowner's Association

April 2024

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Village Green HOA - (d106)
April 2024

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	192,626.32
Common Area Reserves	213,539.62
Alley Way Reserves	57,867.31
SAVINGS TOTAL	464,033.25
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	536,284.52
LIABILITIES & EQUITY	
Security Deposits Per Attorney	188.82
TOTAL LIABILITIES	188.82
EQUITY	
Retained Earnings	536,095.70
TOTAL EQUITY	536,095.70
TOTAL LIABILITIES/EQUITY	536,284.52

Cash Flow (Cash)
Village Green HOA - (d106)
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	Month to Date	%	Year to Date	%
INCOME				
CD Interest	0.00	0.00	0.32	0.00
Monthly General Assessment	11,637.57	69.26	46,552.54	55.86
Common Area Reserve Contribution	1,587.76	9.45	6,218.31	7.46
Special Allocated Exp-Townhomes	3,370.10	20.06	13,359.24	16.03
Advance Income	-313.41	-1.87	12,515.42	15.02
Interest Income	0.00	0.00	202.00	0.24
Interest Charges	100.38	0.60	811.72	0.97
CC&R Violation Fine	419.41	2.50	3,680.69	4.42
TOTAL INCOME	16,801.81	100.00	83,340.24	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	201.28	1.20	201.28	0.24
Property Insurance	0.00	0.00	498.00	0.60
TOTAL FIXED EXPENSES	201.28	1.20	699.28	0.84
ADMIN EXPENSES				
Accounting	175.00	1.04	175.00	0.21
Corporation Report	20.00	0.12	20.00	0.02
Legal	-730.00	-4.34	4,381.13	5.26
Management Fee	3,305.00	19.67	13,270.00	15.92
Supplies	180.34	1.07	545.55	0.65
TOTAL ADMIN EXPENSES	2,950.34	17.56	18,391.68	22.07
UTILITY EXPENSES				
Electricity	60.83	0.36	239.82	0.29
Water	247.44	1.47	975.76	1.17
TOTAL UTILITY EXPENSES	308.27	1.83	1,215.58	1.46
REPAIR/MAINT EXPENSES				
Grounds Maintenance	2,902.00	17.27	11,552.30	13.86
Townhomes Landscape Maint	3,577.06	21.29	14,236.89	17.08
Irrigation System	150.00	0.89	150.00	0.18
TOTAL REPAIR/MAINT EXPNS	6,629.06	39.45	25,939.19	31.12
TOTAL ALL EXPENSES	10,088.95	60.05	46,245.73	55.49
NET OPERATING INCOME	6,712.86	39.95	37,094.51	44.51
CASH FLOW	6,712.86		37,094.51	
Beginning Cash	10,000.00			
Ending Balance	10,000.00			

Budget Comparison Cash Flow (Cash)
Village Green HOA - (d106)
April 2024

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	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
INCOME									
CD Interest	0.00	0.00	0.00	0	0.32	0.00	0.32	0	0.00
Monthly General Assessment	11,637.57	11,103.75	533.82	4.81	46,552.54	44,415.00	2,137.54	4.81	133,245.00
Common Area Reserve Contribution	1,587.76	1,496.25	91.51	6.12	6,218.31	5,985.00	233.31	3.90	17,955.00
Special Allocated Exp-Townhomes	3,370.10	3,500.00	-129.90	-3.71	13,359.24	14,000.00	-640.76	-4.58	42,000.00
Advance Income	-313.41	0.00	-313.41	0	12,515.42	0.00	12,515.42	0	0.00
Interest Income	0.00	0.00	0.00	0	202.00	0.00	202.00	0	0.00
Interest Charges	100.38	0.00	100.38	0	811.72	0.00	811.72	0	0.00
CC&R Violation Fine	419.41	0.00	419.41	0	3,680.69	0.00	3,680.69	0	0.00
TOTAL INCOME	16,801.81	16,100.00	701.81	4.36	83,340.24	64,400.00	18,940.24	29.41	193,200.00
EXPENSES									
FIXED EXPENSES									
Real Property Taxes	201.28	200.00	-1.28	-0.64	201.28	200.00	-1.28	-0.64	400.00
Property Insurance	0.00	0.00	0.00	0	498.00	0.00	-498.00	0	6,000.00
TOTAL FIXED EXPENSES	201.28	200.00	-1.28	-0.64	699.28	200.00	-499.28	-249.6	6,400.00
ADMIN EXPENSES									
Accounting	175.00	0.00	-175.00	0	175.00	2,925.00	2,750.00	94.02	2,925.00
Website	0.00	0.00	0.00	0	0.00	0.00	0.00	0	200.00
Corporation Report	20.00	20.00	0.00	0.00	20.00	20.00	0.00	0.00	20.00
Legal	-730.00	0.00	730.00	0	4,381.13	5,000.00	618.87	12.38	5,000.00
Management Fee	3,305.00	3,305.00	0.00	0.00	13,270.00	13,220.00	-50.00	-0.38	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	0.00	0.00	0	2,500.00
Supplies	180.34	291.67	111.33	38.17	545.55	1,166.68	621.13	53.24	3,500.00
TOTAL ADMIN EXPENSES	2,950.34	3,616.67	666.33	18.42	18,391.68	23,331.68	4,940.00	21.17	54,905.00
UTILITY EXPENSES									
Electricity	60.83	70.83	10.00	14.12	239.82	283.32	43.50	15.35	850.00
Water	247.44	2,250.00	2,002.56	89.00	975.76	9,000.00	8,024.24	89.16	27,000.00
TOTAL UTILITY EXPENSES	308.27	2,320.83	2,012.56	86.72	1,215.58	9,283.32	8,067.74	86.91	27,850.00
REPAIR/MAINT EXPENSES									
Grounds/Extra	0.00	0.00	0.00	0	0.00	1,500.00	1,500.00	100.0	1,500.00
Grounds Maintenance	2,902.00	2,875.00	-27.00	-0.94	11,552.30	11,500.00	-52.30	-0.45	34,500.00
Townhomes Landscape Maint	3,577.06	3,500.00	-77.06	-2.20	14,236.89	14,000.00	-236.89	-1.69	42,000.00
Irrigation System	150.00	0.00	-150.00	0	150.00	0.00	-150.00	0	7,000.00
Miscellaneous	0.00	0.00	0.00	0	0.00	1,090.00	1,090.00	100.0	1,090.00
TOTAL REPAIR/MAINT EXPNS	6,629.06	6,375.00	-254.06	-3.99	25,939.19	28,090.00	2,150.81	7.66	86,090.00
TOTAL ALL EXPENSES	10,088.95	12,512.50	2,423.55	19.37	46,245.73	60,905.00	14,659.27	24.07	175,245.00
Common Area Reserves	0.00	1,496.25	1,496.25	100.0	0.00	5,985.00	5,985.00	100.0	17,955.00
TOTAL CAPITOL IMPROVEMENTS	0.00	1,496.25	1,496.25	100.0	0.00	5,985.00	5,985.00	100.0	17,955.00
NET OPERATING INCOME	6,712.86	2,091.25	4,621.61	221.0	37,094.51	-2,490.00	39,584.51	1,589.	0.00
CASH FLOW	6,712.86	2,091.25	4,621.61	221.0	37,094.51	-2,490.00	39,584.51	1,589.	0.00
Beginning Cash	10,000.00								
Ending Balance	10,000.00								