

# Village Green Homeowner's Association

**May 2023**

**Financial Statement**

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

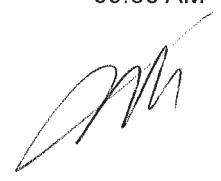
(253) 841-0111

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

Page 1  
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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	7,121.44
CASH TOTAL	<u>7,121.44</u>
Savings	
Savings Operating Funds	181,256.45
Common Area Reserves	196,237.14
Alley Way Reserves	57,292.41
SAVINGS TOTAL	<u>434,786.00</u>
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 03.23.24	5,106.30
1410 TCD-Alleyway Reserves 03.23.25	5,134.31
1411 TCD-Alleyway Reserves 03.23.26	5,134.32
1412 TCD-Alleyway Reserves 02.12.24	5,143.22
1413 TCD-Alleyway Reserves 05.12.24	5,192.21
1414 TCD-Alleyway Reserves 01.12.24	5,264.73
TIME CD TOTAL	<u>62,126.61</u>
TOTAL ASSETS	<u>504,034.05</u>
LIABILITIES & EQUITY	
Security Deposits Per Attorney	188.82
TOTAL LIABILITIES	<u>188.82</u>
EQUITY	
Retained Earnings	503,845.23
TOTAL EQUITY	<u>503,845.23</u>
TOTAL LIABILITIES/EQUITY	<u>504,034.05</u>

**Cash Flow (Cash)**  
**Village Green HOA - (d106)**  
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	Month to Date	%	Year to Date	%
<b>INCOME</b>				
Monthly General Assessment	9,005.92	77.82	48,944.98	57.86
Common Area Reserve Contribution	1,141.61	9.86	6,205.10	7.34
Special Allocated Exp-Townhomes	3,272.93	28.28	16,810.57	19.87
Advance Income	-2,123.54	-18.35	10,136.93	11.98
Interest Income	0.00	0.00	229.48	0.27
NSF/Late Charges	0.00	0.00	3.00	0.00
Interest Charges	20.22	0.17	1,215.56	1.44
CC&R Violation Fine	255.30	2.21	1,040.97	1.23
<b>TOTAL INCOME</b>	<b>11,572.44</b>	<b>100.00</b>	<b>84,586.59</b>	<b>100.00</b>
<b>EXPENSES</b>				
<b>FIXED EXPENSES</b>				
Real Property Taxes	0.00	0.00	195.65	0.23
Property Insurance	2,292.00	19.81	3,194.00	3.78
<b>TOTAL FIXED EXPENSES</b>	<b>2,292.00</b>	<b>19.81</b>	<b>3,389.65</b>	<b>4.01</b>
<b>ADMIN EXPENSES</b>				
Accounting	0.00	0.00	175.00	0.21
Corporation Report	0.00	0.00	20.00	0.02
Legal	841.98	7.28	7,410.74	8.76
Management Fee	3,305.00	28.56	16,525.00	19.54
Miscellaneous Admin	0.00	0.00	-150.00	-0.18
Supplies	394.01	3.40	1,597.98	1.89
<b>TOTAL ADMIN EXPENSES</b>	<b>4,540.99</b>	<b>39.24</b>	<b>25,578.72</b>	<b>30.24</b>
<b>UTILITY EXPENSES</b>				
Electricity	64.66	0.56	339.98	0.40
Water	234.84	2.03	1,470.78	1.74
<b>TOTAL UTILITY EXPENSES</b>	<b>299.50</b>	<b>2.59</b>	<b>1,810.76</b>	<b>2.14</b>
<b>REPAIR/MAINT EXPENSES</b>				
Grounds Maintenance	2,851.22	24.64	14,256.10	16.85
Townhomes Landscape Maint	3,513.49	30.36	17,567.45	20.77
<b>TOTAL REPAIR/MAINT EXPNS</b>	<b>6,364.71</b>	<b>55.00</b>	<b>31,823.55</b>	<b>37.62</b>
<b>TOTAL ALL EXPENSES</b>	<b>13,497.20</b>	<b>116.63</b>	<b>62,602.68</b>	<b>74.01</b>
<b>NET OPERATING INCOME</b>	<b>-1,924.76</b>	<b>-16.63</b>	<b>21,983.91</b>	<b>25.99</b>
<b>CASH FLOW</b>	<b>-1,924.76</b>		<b>21,983.91</b>	
Beginning Cash	10,187.81			
Ending Balance	7,121.44			

