Village Green
Homeowner's Association

May 2024

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Village Green HOA - (d106)
May 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	202,452.65
Common Area Reserves	215,121.03
Alley Way Reserves	57,871.10
SAVINGS TOTAL	475,444.78
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	547,696.05
LIABILITIES & EQUITY	
Security Deposits Per Attorney	188.82
TOTAL LIABILITIES	188.82
EQUITY	
Retained Earnings	547,507.23
TOTAL EQUITY	547,507.23
TOTAL LIABILITIES/EQUITY	547,696.05

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	11,382.26	76.75	57,934.80	58.97
Common Area Reserve Contribution	1,546.68	10.43	7,764.99	7.90
Special Allocated Exp-Townhomes	3,296.68	22.23	16,655.92	16.95
Advance Income	-2,781.38	-18.75	9,734.04	9.91
Interest Income	0.00	0.00	271.29	0.28
Interest Charges	285.57	1.93	1,097.29	1.12
CC&R Violation Fine	1,100.59	7.42	4,781.28	4.87
TOTAL INCOME	14,830.40	100.00	98,239.93	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	0.00	0.00	201.28	0.20
Property Insurance	353.00	2.38	851.00	0.87
TOTAL FIXED EXPENSES	353.00	2.38	1,052.28	1.07
ADMIN EXPENSES				
Accounting	0.00	0.00	175.00	0.18
Corporation Report	0.00	0.00	20.00	0.02
Legal	-7,869.94	-53.07	-3,488.81	-3.55
Management Fee	3,305.00	22.29	16,575.00	16.87
Supplies	470.92	3.18	1,016.47	1.03
TOTAL ADMIN EXPENSES	-4,094.02	-27.61	14,297.66	14.55
UTILITY EXPENSES				
Electricity	58.02	0.39	297.84	0.30
Water	687.27	4.63	1,663.03	1.69
TOTAL UTILITY EXPENSES	745.29	5.03	1,960.87	2.00
REPAIR/MAINT EXPENSES				
Grounds Maintenance	2,904.32	19.58	14,456.62	14.72
Townhomes Landscape Maint	3,579.57	24.14	17,816.46	18.14
Irrigation System	0.00	0.00	150.00	0.15
TOTAL REPAIR/MAINT EXPNS	6,483.89	43.72	32,423.08	33.00
TOTAL ALL EXPENSES	3,488.16	23.52	49,733.89	50.62
NET OPERATING INCOME	11,342.24	76.48	48,506.04	49.38
CASH FLOW	11,342.24		48,506.04	
Beginning Cash	10,000.00			
Ending Balance	10,000.00			

Budget Comparison Cash Flow (Cash)
Village Green HOA - (d106)
May 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	11,382.26	11,103.75	278.51	2.51	57,934.80	55,518.75	2,416.05	4.35	133,245.00
Common Area Reserve Contribution	1,546.68	1,496.25	50.43	3.37	7,764.99	7,481.25	283.74	3.79	17,955.00
Special Allocated Exp-Townhomes	3,296.68	3,500.00	-203.32	-5.81	16,655.92	17,500.00	-844.08	-4.82	42,000.00
Advance Income	-2,781.38	0.00	-2,781.38	0	9,734.04	0.00	9,734.04	0	0.00
Interest Income	0.00	0.00	0.00	0	271.29	0.00	271.29	0	0.00
Interest Charges	285.57	0.00	285.57	0	1,097.29	0.00	1,097.29	0	0.00
CC&R Violation Fine	1,100.59	0.00	1,100.59	0	4,781.28	0.00	4,781.28	0	0.00
TOTAL INCOME	14,830.40	16,100.00	-1,269.60	-7.89	98,239.93	80,500.00	17,739.93	22.04	193,200.00
EXPENSES									
FIXED EXPENSES									
Real Property Taxes	0.00	0.00	0.00	0	201.28	200.00	-1.28	-0.64	400.00
Property Insurance	353.00	6,000.00	5,647.00	94.12	851.00	6,000.00	5,149.00	85.82	6,000.00
TOTAL FIXED EXPENSES	353.00	6,000.00	5,647.00	94.12	1,052.28	6,200.00	5,147.72	83.03	6,400.00
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	200.00	200.00	100.0	0.00	200.00	200.00	100.0	200.00
Corporation Report	0.00	0.00	0.00	0	20.00	20.00	0.00	0.00	20.00
Legal	-7,869.94	0.00	7,869.94	0	-3,488.81	5,000.00	8,488.81	169.7	5,000.00
Management Fee	3,305.00	3,305.00	0.00	0.00	16,575.00	16,525.00	-50.00	-0.30	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	2,500.00	2,500.00	100.0	0.00	2,500.00	2,500.00	100.0	2,500.00
Supplies	470.92	291.67	-179.25	-61.46	1,016.47	1,458.35	441.88	30.30	3,500.00
TOTAL ADMIN EXPENSES	-4,094.02	6,296.67	10,390.69	165.0	14,297.66	29,628.35	15,330.69	51.74	54,905.00
UTILITY EXPENSES									
Electricity	58.02	70.83	12.81	18.09	297.84	354.15	56.31	15.90	850.00
Water	687.27	2,250.00	1,562.73	69.45	1,663.03	11,250.00	9,586.97	85.22	27,000.00
TOTAL UTILITY EXPENSES	745.29	2,320.83	1,575.54	67.89	1,960.87	11,604.15	9,643.28	83.10	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	2,904.32	2,875.00	-29.32	-1.02	14,456.62	14,375.00	-81.62	-0.57	34,500.00
Townhomes Landscape Maint	3,579.57	3,500.00	-79.57	-2.27	17,816.46	17,500.00	-316.46	-1.81	42,000.00
Irrigation System	0.00	7,000.00	7,000.00	100.0	150.00	7,000.00	6,850.00	97.86	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	6,483.89	13,375.00	6,891.11	51.52	32,423.08	41,465.00	9,041.92	21.81	86,090.00
TOTAL ALL EXPENSES	3,488.16	27,992.50	24,504.34	87.54	49,733.89	88,897.50	39,163.61	44.05	175,245.00
Common Area Reserves	0.00	1,496.25	1,496.25	100.0	0.00	7,481.25	7,481.25	100.0	17,955.00
TOTAL CAPITOL IMPROVEMENTS	0.00	1,496.25	1,496.25	100.0	0.00	7,481.25	7,481.25	100.0	17,955.00
NET OPERATING INCOME	11,342.24	-13,388.75	24,730.99	184.7	48,506.04	-15,878.75	64,384.79	405.4	0.00
CASH FLOW	11,342.24	-13,388.75	24,730.99	184.7	48,506.04	-15,878.75	64,384.79	405.4	0.00
Beginning Cash	10,000.00								
Ending Balance	10,000.00								