

Village Green Homeowner's Association

July 2024

Financial Statement

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

(253) 841-0111

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

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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	10,512.30
CASH TOTAL	10,512.30
 Savings	
Savings Operating Funds	183,499.62
Common Area Reserves	217,955.80
Alley Way Reserves	57,878.82
SAVINGS TOTAL	459,334.24
 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	532,097.81
 LIABILITIES & EQUITY	
Security Deposits Per Attorney	188.82
TOTAL LIABILITIES	188.82
 EQUITY	
Retained Earnings	531,908.99
TOTAL EQUITY	531,908.99
 TOTAL LIABILITIES/EQUITY	532,097.81



Cash Flow (Cash)
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	Month to Date	%	Year to Date	%
INCOME				
CD Interest	0.00	0.00	0.32	0.00
Monthly General Assessment	10,474.40	66.78	78,543.29	61.46
Common Area Reserve Contribution	1,396.53	8.90	10,531.88	8.24
Special Allocated Exp-Townhomes	3,293.37	21.00	23,446.02	18.35
Advance Income	-3,208.68	-20.46	4,848.29	3.79
Interest Income	0.00	0.00	416.38	0.33
Interest Charges	89.48	0.57	1,292.92	1.01
CC&R Violation Fine	3,639.46	23.20	8,708.55	6.81
TOTAL INCOME	15,684.56	100.00	127,787.65	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	0.00	0.00	201.28	0.16
Property Insurance	1,222.00	7.79	4,485.00	3.51
TOTAL FIXED EXPENSES	1,222.00	7.79	4,686.28	3.67
ADMIN EXPENSES				
Accounting	0.00	0.00	175.00	0.14
Website	334.11	2.13	334.11	0.26
Corporation Report	0.00	0.00	20.00	0.02
Legal	8,812.74	56.19	5,168.43	4.04
Management Fee	3,305.00	21.07	23,185.00	18.14
Supplies	319.07	2.03	1,410.69	1.10
TOTAL ADMIN EXPENSES	12,770.92	81.42	30,293.23	23.71
UTILITY EXPENSES				
Electricity	57.85	0.37	413.81	0.32
Water	2,966.45	18.91	6,258.16	4.90
TOTAL UTILITY EXPENSES	3,024.30	19.28	6,671.97	5.22
REPAIR/MAINT EXPENSES				
Grounds Maintenance	3,804.70	24.26	22,066.02	17.27
Townhomes Landscape Maint	3,891.23	24.81	25,598.92	20.03
Irrigation System	5,413.43	34.51	5,563.43	4.35
TOTAL REPAIR/MAINT EXPNS	13,109.36	83.58	53,228.37	41.65
TOTAL ALL EXPENSES	30,126.58	192.08	94,879.85	74.25
NET OPERATING INCOME	-14,442.02	-92.08	32,907.80	25.75
CASH FLOW	-14,442.02		32,907.80	
Beginning Cash	7,331.89			
Ending Balance	10,512.30			

Budget Comparison Cash Flow (Cash)
Village Green HOA - (d106)
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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	10,474.40	11,103.75	-629.35	-5.67	78,543.29	77,726.25	817.04	1.05	133,245.00
Common Area Reserve Contribution	1,396.53	1,496.25	-99.72	-6.66	10,531.88	10,473.75	58.13	0.56	17,955.00
Special Allocated Exp-Townhomes	3,293.37	3,500.00	-206.63	-5.90	23,446.02	24,500.00	-1,053.98	-4.30	42,000.00
Advance Income	-3,208.68	0.00	-3,208.68	0	4,848.29	0.00	4,848.29	0	0.00
Interest Income	0.00	0.00	0.00	0	416.38	0.00	416.38	0	0.00
Interest Charges	89.48	0.00	89.48	0	1,292.92	0.00	1,292.92	0	0.00
CC&R Violation Fine	3,639.46	0.00	3,639.46	0	8,708.55	0.00	8,708.55	0	0.00
TOTAL INCOME	15,684.56	16,100.00	-415.44	-2.58	127,787.65	112,700.00	15,087.65	13.39	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	1,222.00	0.00	-1,222.00	0	4,485.00	6,000.00	1,515.00	25.25	6,000.00
TOTAL FIXED EXPENSES	1,222.00	0.00	-1,222.00	0	4,686.28	6,200.00	1,513.72	24.41	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	334.11	0.00	-334.11	0	334.11	200.00	-134.11	-67.06	200.00
Corporation Report	0.00	0.00	0.00	0	20.00	20.00	0.00	0.00	20.00
Legal	8,812.74	0.00	-8,812.74	0	5,168.43	5,000.00	-168.43	-3.37	5,000.00
Management Fee	3,305.00	3,305.00	0.00	0.00	23,185.00	23,135.00	-50.00	-0.22	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	2,500.00	2,500.00	100.0	2,500.00
Supplies	319.07	291.67	-27.40	-9.39	1,410.69	2,041.69	631.00	30.91	3,500.00
TOTAL ADMIN EXPENSES	12,770.92	3,596.67	-9,174.25	-255.0	30,293.23	36,821.69	6,528.46	17.73	54,905.00
UTILITY EXPENSES									
Electricity	57.85	70.83	12.98	18.33	413.81	495.81	82.00	16.54	850.00
Water	2,966.45	2,250.00	-716.45	-31.84	6,258.16	15,750.00	9,491.84	60.27	27,000.00
TOTAL UTILITY EXPENSES	3,024.30	2,320.83	-703.47	-30.31	6,671.97	16,245.81	9,573.84	58.93	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	3,804.70	2,875.00	-929.70	-32.34	22,066.02	20,125.00	-1,941.02	-9.64	34,500.00
Townhomes Landscape Maint	3,891.23	3,500.00	-391.23	-11.18	25,598.92	24,500.00	-1,098.92	-4.49	42,000.00
Irrigation System	5,413.43	0.00	-5,413.43	0	5,563.43	7,000.00	1,436.57	20.52	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	13,109.36	6,375.00	-6,734.36	-105.6	53,228.37	54,215.00	986.63	1.82	86,090.00
TOTAL ALL EXPENSES	30,126.58	12,292.50	-17,834.08	-145.0	94,879.85	113,482.50	18,602.65	16.39	175,245.00
Common Area Reserves	0.00	1,496.25	1,496.25	100.0	0.00	10,473.75	10,473.75	100.0	17,955.00
TOTAL CAPITOL IMPROVEMENTS	0.00	1,496.25	1,496.25	100.0	0.00	10,473.75	10,473.75	100.0	17,955.00
NET OPERATING INCOME	-14,442.02	2,311.25	-16,753.27	-724.8	32,907.80	-11,256.25	44,164.05	392.3	0.00
CASH FLOW	-14,442.02	2,311.25	-16,753.27	-724.8	32,907.80	-11,256.25	44,164.05	392.3	0.00
Beginning Cash	7,331.89								
Ending Balance	10,512.30								