

Village Green Homeowner's Association

October 2023

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Village Green HOA - (d106)
October 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	3,748.88
CASH TOTAL	<u>3,748.88</u>
Savings	
Savings Operating Funds	158,710.46
Common Area Reserves	204,173.36
Alley Way Reserves	57,316.21
SAVINGS TOTAL	<u>420,200.03</u>
Time Certificate of Deposit	
1400 TCD-Common Reserves 08.12.24	5,127.65
1401 TCD-Common Reserves 08.12.24	5,211.88
1402 TCD-Common Reserves 08.12.25	5,241.31
1406 TCD-Alleyway Reserves 08.12.24	5,127.65
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>62,136.77</u>
TOTAL ASSETS	<u>486,085.68</u>
LIABILITIES & EQUITY	
Security Deposits Per Attorney	188.82
TOTAL LIABILITIES	<u>188.82</u>
EQUITY	
Retained Earnings	485,896.86
TOTAL EQUITY	<u>485,896.86</u>
TOTAL LIABILITIES/EQUITY	<u>486,085.68</u>



Cash Flow (Cash)
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	Month to Date	%	Year to Date	%
INCOME				
CD Interest	0.00	0.00	10.16	0.01
Monthly General Assessment	10,418.87	65.70	109,793.39	61.81
Special Allocated Exp-Alley Ways	0.00	0.00	4.59	0.00
Common Area Reserve Contribution	1,329.48	8.38	13,989.15	7.88
Special Allocated Exp-Townhomes	3,290.00	20.75	35,705.61	20.10
Advance Income	-1,794.88	-11.32	4,055.24	2.28
Interest Income	0.00	0.00	568.23	0.32
Interest Charges	123.15	0.78	3,397.27	1.91
CC&R Violation Fine	2,492.32	15.72	10,093.05	5.68
TOTAL INCOME	15,858.94	100.00	177,616.69	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	195.70	1.23	391.35	0.22
Property Insurance	498.00	3.14	5,684.00	3.20
TOTAL FIXED EXPENSES	693.70	4.37	6,075.35	3.42
ADMIN EXPENSES				
Accounting	0.00	0.00	175.00	0.10
Corporation Report	0.00	0.00	20.00	0.01
Legal	-285.83	-1.80	2,795.84	1.57
Management Fee	3,305.00	20.84	33,050.00	18.61
Miscellaneous Admin	0.00	0.00	-150.00	-0.08
Supplies	238.48	1.50	2,710.48	1.53
TOTAL ADMIN EXPENSES	3,257.65	20.54	38,601.32	21.73
UTILITY EXPENSES				
Electricity	58.67	0.37	632.11	0.36
Water	5,653.65	35.65	23,543.49	13.26
TOTAL UTILITY EXPENSES	5,712.32	36.02	24,175.60	13.61
REPAIR/MAINT EXPENSES				
Grounds/Extra	28,203.32	177.84	28,203.32	15.88
Grounds Maintenance	2,851.22	17.98	28,512.20	16.05
Townhomes Landscape Maint	3,513.49	22.15	35,134.90	19.78
Irrigation System	0.00	0.00	12,878.46	7.25
TOTAL REPAIR/MAINT EXPNS	34,568.03	217.97	104,728.88	58.96
TOTAL ALL EXPENSES	44,231.70	278.91	173,581.15	97.73
NET OPERATING INCOME	-28,372.76	-178.91	4,035.54	2.27
CASH FLOW	-28,372.76		4,035.54	

Cash Flow (Cash)
Village Green HOA - (d106)
October 2023

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
Beginning Cash	3,451.12			
Ending Balance	3,748.88			

