

# Village Green Homeowner's Association

**November 2023**

**Financial Statement**

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

(253) 841-0111

**Balance Sheet (Cash)**  
**Village Green HOA - (d106)**  
**November 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	8,669.97
CASH TOTAL	<u>8,669.97</u>

Savings

Savings Operating Funds	158,738.87
Common Area Reserves	205,788.54
Alley Way Reserves	<u>57,848.10</u>
SAVINGS TOTAL	422,375.51

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	<u>5,264.73</u>

TIME CD TOTAL	62,136.77
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TOTAL ASSETS	<u>493,182.25</u>
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LIABILITIES & EQUITY

Security Deposits Per Attorney	<u>188.82</u>
TOTAL LIABILITIES	188.82

EQUITY

Retained Earnings	<u>492,993.43</u>
TOTAL EQUITY	492,993.43

TOTAL LIABILITIES/EQUITY	<u>493,182.25</u>
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**Cash Flow (Cash)  
Village Green HOA - (d106)  
November 2023**

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Association Owners  
Village Green HOA  
13XX Williams Ave NW  
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	Month to Date	%	Year to Date	%
<b>INCOME</b>				
CD Interest	0.00	0.00	10.16	0.01
Monthly General Assessment	11,828.35	60.78	121,621.74	61.69
Special Allocated Exp-Alley Ways	528.00	2.71	532.59	0.27
Common Area Reserve Contribution	1,580.74	8.12	15,569.89	7.90
Special Allocated Exp-Townhomes	3,340.17	17.16	39,045.78	19.81
Advance Income	-1,115.49	-5.73	2,939.75	1.49
Interest Income	0.00	0.00	634.97	0.32
Interest Charges	489.74	2.52	3,887.01	1.97
CC&R Violation Fine	2,808.36	14.43	12,901.41	6.54
<b>TOTAL INCOME</b>	<b>19,459.87</b>	<b>100.00</b>	<b>197,143.30</b>	<b>100.00</b>
<b>EXPENSES</b>				
<b>FIXED EXPENSES</b>				
Real Property Taxes	0.00	0.00	391.35	0.20
Property Insurance	498.00	2.56	6,182.00	3.14
<b>TOTAL FIXED EXPENSES</b>	<b>498.00</b>	<b>2.56</b>	<b>6,573.35</b>	<b>3.33</b>
<b>ADMIN EXPENSES</b>				
Accounting	0.00	0.00	175.00	0.09
Corporation Report	0.00	0.00	20.00	0.01
Legal	-474.50	-2.44	2,321.34	1.18
Management Fee	3,305.00	16.98	36,355.00	18.44
Miscellaneous Admin	170.00	0.87	20.00	0.01
Supplies	656.96	3.38	3,367.44	1.71
<b>TOTAL ADMIN EXPENSES</b>	<b>3,657.46</b>	<b>18.79</b>	<b>42,258.78</b>	<b>21.44</b>
<b>UTILITY EXPENSES</b>				
Electricity	58.76	0.30	690.87	0.35
Water	975.11	5.01	24,518.60	12.44
<b>TOTAL UTILITY EXPENSES</b>	<b>1,033.87</b>	<b>5.31</b>	<b>25,209.47</b>	<b>12.79</b>
<b>REPAIR/MAINT EXPENSES</b>				
Grounds/Extra	0.00	0.00	28,203.32	14.31
Grounds Maintenance	2,851.22	14.65	31,363.42	15.91
Townhomes Landscape Maint	3,513.49	18.06	38,648.39	19.60
Irrigation System	0.00	0.00	12,878.46	6.53
Signage	876.00	4.50	876.00	0.44
<b>TOTAL REPAIR/MAINT EXPNS</b>	<b>7,240.71</b>	<b>37.21</b>	<b>111,969.59</b>	<b>56.80</b>
<b>TOTAL ALL EXPENSES</b>	<b>12,430.04</b>	<b>63.88</b>	<b>186,011.19</b>	<b>94.35</b>
<b>NET OPERATING INCOME</b>	<b>7,029.83</b>	<b>36.12</b>	<b>11,132.11</b>	<b>5.65</b>
<b>CASH FLOW</b>	<b>7,029.83</b>		<b>11,132.11</b>	

**Cash Flow (Cash)  
Village Green HOA - (d106)  
November 2023**

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
Beginning Cash	3,748.88			
Ending Balance	8,669.97			

