

Village Green Homeowner's Association

January 2025

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Village Green HOA - (d106)
January 2025

Page 1
1/31/2025
05:31 PM

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	200,383.50
Common Area Reserves	226,905.92
Alley Way Reserves	58,137.10
SAVINGS TOTAL	485,426.52
 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	557,677.79
 LIABILITIES & EQUITY	
Security Deposits Per Attorney	188.82
TOTAL LIABILITIES	188.82
 EQUITY	
Retained Earnings	557,488.97
TOTAL EQUITY	557,488.97
 TOTAL LIABILITIES/EQUITY	557,677.79



**Cash Flow (Cash)
Village Green HOA - (d106)
January 2025**

Page 1
1/31/2025
11:14 AM

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

	Month to Date	%	Year to Date	%
INCOME				
Monthly General Assessment	12,713.94	32.96	12,713.94	32.96
Special Allocated Exp-Alley Ways	210.83	0.55	210.83	0.55
Common Area Reserve Contribution	1,580.97	4.10	1,580.97	4.10
Special Allocated Exp-Townhomes	3,167.09	8.21	3,167.09	8.21
Advance Income	14,972.61	38.81	14,972.61	38.81
Interest Charges	589.46	1.53	589.46	1.53
CC&R Violation Fine	5,340.97	13.85	5,340.97	13.85
TOTAL INCOME	38,575.87	100.00	38,575.87	100.00
EXPENSES				
FIXED EXPENSES				
Property Insurance	611.00	1.58	611.00	1.58
TOTAL FIXED EXPENSES	611.00	1.58	611.00	1.58
ADMIN EXPENSES				
Legal	-2,572.32	-6.67	-2,572.32	-6.67
Management Fee	3,305.00	8.57	3,305.00	8.57
Supplies	-111.81	-0.29	-111.81	-0.29
TOTAL ADMIN EXPENSES	620.87	1.61	620.87	1.61
UTILITY EXPENSES				
Electricity	59.85	0.16	59.85	0.16
Water	247.44	0.64	247.44	0.64
TOTAL UTILITY EXPENSES	307.29	0.80	307.29	0.80
REPAIR/MAINT EXPENSES				
Grounds Maintenance	3,804.71	9.86	3,804.71	9.86
Townhomes Landscape Maint	3,891.23	10.09	3,891.23	10.09
TOTAL REPAIR/MAINT EXPNS	7,695.94	19.95	7,695.94	19.95
TOTAL ALL EXPENSES	9,235.10	23.94	9,235.10	23.94
NET OPERATING INCOME	29,340.77	76.06	29,340.77	76.06
CASH FLOW	29,340.77		29,340.77	
Beginning Cash	10,000.00			
Ending Balance	10,000.00			

Budget Comparison Cash Flow (Cash)
Village Green HOA - (d106)
January 2025

Page 1
1/31/2025
05:31 PM

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

	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	12,713.94	12,150.00	563.94	4.64	144,664.29	12,150.00	132,514.29	1,090.	145,800.00
Special Allocated Exp-Alley Ways	210.83	300.00	-89.17	-29.72	235.00	300.00	-65.00	-21.67	3,600.00
Common Area Reserve Contribution	1,580.97	1,500.00	80.97	5.40	19,256.63	1,500.00	17,756.63	1,183.	18,000.00
Special Allocated Exp-Townhomes	3,167.09	3,762.50	-595.41	-15.82	43,454.12	3,762.50	39,691.62	1,054.	45,150.00
Advance Income	14,972.61	0.00	14,972.61	0	15,856.19	0.00	15,856.19	0	0.00
Interest Income	0.00	0.00	0.00	0	769.84	0.00	769.84	0	0.00
Interest Charges	589.46	0.00	589.46	0	2,357.13	0.00	2,357.13	0	0.00
CC&R Violation Fine	5,340.97	0.00	5,340.97	0	20,734.48	0.00	20,734.48	0	0.00
TOTAL INCOME	38,575.87	17,712.50	20,863.37	117.79	247,328.00	17,712.50	229,615.50	1,296.	212,550.00
EXPENSES									
FIXED EXPENSES									
Real Property Taxes	0.00	0.00	0.00	0	402.59	0.00	-402.59	0	400.00
Property Insurance	611.00	0.00	-611.00	0	8,151.00	0.00	-8,151.00	0	7,500.00
TOTAL FIXED EXPENSES	611.00	0.00	-611.00	0	8,553.59	0.00	-8,553.59	0	7,900.00
ADMIN EXPENSES									
Accounting	0.00	0.00	0.00	0	175.00	0.00	-175.00	0	2,925.00
Website	0.00	0.00	0.00	0	334.11	0.00	-334.11	0	350.00
Corporation Report	0.00	0.00	0.00	0	20.00	0.00	-20.00	0	20.00
Legal	-2,572.32	5,000.00	7,572.32	151.4	2,505.83	5,000.00	2,494.17	49.88	5,000.00
Management Fee	3,305.00	3,305.00	0.00	0.00	43,015.00	3,305.00	-39,710.00	-1,201	39,710.00
Miscellaneous Admin	0.00	0.00	0.00	0	-42.32	0.00	42.32	0	50.00
Social Committee	0.00	1,000.00	1,000.00	100.0	0.00	1,000.00	1,000.00	100.0	1,000.00
Reserve Study	0.00	0.00	0.00	0	1,840.00	0.00	-1,840.00	0	700.00
Supplies	-111.81	291.67	403.48	138.3	3,575.94	291.67	-3,284.27	-1,126	3,500.00
TOTAL ADMIN EXPENSES	620.87	9,596.67	8,975.80	93.53	51,423.56	9,596.67	-41,826.89	-435.8	53,255.00
UTILITY EXPENSES									
Electricity	59.85	70.83	10.98	15.50	770.48	70.83	-699.65	-987.7	850.00
Water	247.44	2,250.00	2,002.56	89.00	26,736.76	2,250.00	-24,486.76	-1,088	27,000.00
TOTAL UTILITY EXPENSES	307.29	2,320.83	2,013.54	86.76	27,507.24	2,320.83	-25,186.41	-1,085	27,850.00
REPAIR/MAINT EXPENSES									
Grounds/Extra	0.00	0.00	0.00	0	1,971.00	0.00	-1,971.00	0	1,500.00
Grounds Maintenance	3,804.71	3,808.33	3.62	0.10	44,918.70	3,808.33	-41,110.37	-1,079	45,700.00
Townhomes Landscape Maint	3,891.23	3,762.50	-128.73	-3.42	48,972.67	3,762.50	-45,210.17	-1,201	45,150.00
Irrigation System	0.00	0.00	0.00	0	5,563.43	0.00	-5,563.43	0	7,000.00
Miscellaneous	0.00	2,595.00	2,595.00	100.0	0.00	2,595.00	2,595.00	100.0	2,595.00
TOTAL REPAIR/MAINT EXPNS	7,695.94	10,165.83	2,469.89	24.30	101,425.80	10,165.83	-91,259.97	-897.7	101,945.00
TOTAL ALL EXPENSES	9,235.10	22,083.33	12,848.23	58.18	188,910.19	22,083.33	-166,826.86	-755.4	190,950.00
Common Area Reserves	0.00	1,500.00	1,500.00	100.0	0.00	1,500.00	1,500.00	100.0	18,000.00
Alley-Way Reserves	0.00	300.00	300.00	100.0	0.00	300.00	300.00	100.0	3,600.00
TOTAL CAPITOL IMPROVEMENTS	0.00	1,800.00	1,800.00	100.0	0.00	1,800.00	1,800.00	100.0	21,600.00
NET OPERATING INCOME	29,340.77	-6,170.83	35,511.60	575.4	58,417.81	-6,170.83	64,588.64	1,046.	0.00
CASH FLOW	29,340.77	-6,170.83	35,511.60	575.4	58,417.81	-6,170.83	64,588.64	1,046.	0.00
Beginning Cash	10,000.00								
Ending Balance	10,000.00								