

Village Green Homeowner's Association

May 2025

Financial Statement

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

(253) 841-0111

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

Page 1
5/31/2025
03:58 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	<u>10,000.00</u>

Savings

Savings Operating Funds	202,392.42
Common Area Reserves	233,197.01
Alley Way Reserves	<u>59,245.84</u>
SAVINGS TOTAL	494,835.27

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	<u>5,275.59</u>
TIME CD TOTAL	62,251.27

TOTAL ASSETS	<u>567,086.54</u>
--------------	-------------------

LIABILITIES & EQUITY

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

EQUITY

Retained Earnings	566,897.72
TOTAL EQUITY	<u>566,897.72</u>

TOTAL LIABILITIES/EQUITY	<u>567,086.54</u>
--------------------------	-------------------



Cash Flow (Cash)
Village Green HOA - (d106)
May 2025

Page 1
5/31/2025
03:58 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

	Month to Date	%	Year to Date	%
INCOME				
Monthly General Assessment	11,934.21	76.42	62,579.30	57.78
Special Allocated Exp-Alley Ways	292.50	1.87	1,304.23	1.20
Common Area Reserve Contribution	1,463.51	9.37	7,751.42	7.16
Special Allocated Exp-Townhomes	3,385.65	21.68	17,436.63	16.10
Advance Income	-2,850.02	-18.25	9,928.25	9.17
Interest Income	0.00	0.00	294.56	0.27
Interest Charges	623.27	3.99	1,534.47	1.42
CC&R Violation Fine	767.48	4.91	7,472.48	6.90
TOTAL INCOME	15,616.60	100.00	108,301.34	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	0.00	0.00	202.05	0.19
Property Insurance	2,897.00	18.55	3,508.00	3.24
TOTAL FIXED EXPENSES	2,897.00	18.55	3,710.05	3.43
ADMIN EXPENSES				
Accounting	0.00	0.00	175.00	0.16
Corporation Report	0.00	0.00	20.00	0.02
Legal	1,088.54	6.97	1,552.56	1.43
Management Fee	3,305.00	21.16	16,525.00	15.26
Supplies	306.21	1.96	1,071.48	0.99
TOTAL ADMIN EXPENSES	4,699.75	30.09	19,344.04	17.86
UTILITY EXPENSES				
Electricity	59.26	0.38	297.41	0.27
Water	379.75	2.43	1,559.37	1.44
TOTAL UTILITY EXPENSES	439.01	2.81	1,856.78	1.71
REPAIR/MAINT EXPENSES				
Grounds Maintenance	3,804.71	24.36	19,023.53	17.57
Townhomes Landscape Maint	3,891.24	24.92	19,456.17	17.96
Irrigation System	5,385.92	34.49	5,385.92	4.97
TOTAL REPAIR/MAINT EXPNS	13,081.87	83.77	43,865.62	40.50
TOTAL ALL EXPENSES	21,117.63	135.23	68,776.49	63.50
Capitol Improvements	0.00	0.00	775.33	0.72
TOTAL CAPITOL IMPROVEMENTS	0.00	0.00	775.33	0.72
NET OPERATING INCOME	-5,501.03	-35.23	38,749.52	35.78
CASH FLOW	-5,501.03		38,749.52	

Cash Flow (Cash)
Village Green HOA - (d106)
May 2025

Page 2
5/31/2025
03:58 PM

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
Beginning Cash	10,000.00			
Ending Balance	10,000.00			

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

Page 1
5/31/2025
03:58 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									
Monthly General Assessment	11,934.21	12,150.00	-215.79	-1.78	62,579.30	60,750.00	1,829.30	3.01	145,800.00
Special Allocated Exp-Alley Ways	292.50	300.00	-7.50	-2.50	1,304.23	1,500.00	-195.77	-13.05	3,600.00
Common Area Reserve Contribution	1,463.51	1,500.00	-36.49	-2.43	7,751.42	7,500.00	251.42	3.35	18,000.00
Special Allocated Exp-Townhomes	3,385.65	3,762.50	-376.85	-10.02	17,436.63	18,812.50	-1,375.87	-7.31	45,150.00
Advance Income	-2,850.02	0.00	-2,850.02	0	9,928.25	0.00	9,928.25	0	0.00
Interest Income	0.00	0.00	0.00	0	294.56	0.00	294.56	0	0.00
Interest Charges	623.27	0.00	623.27	0	1,534.47	0.00	1,534.47	0	0.00
CC&R Violation Fine	767.48	0.00	767.48	0	7,472.48	0.00	7,472.48	0	0.00
TOTAL INCOME	15,616.60	17,712.50	-2,095.90	-11.83	108,301.34	88,562.50	19,738.84	22.29	212,550.00
EXPENSES									
FIXED EXPENSES									
Real Property Taxes	0.00	0.00	0.00	0	202.05	200.00	-2.05	-1.03	400.00
Property Insurance	2,897.00	7,500.00	4,603.00	61.37	3,508.00	7,500.00	3,992.00	53.23	7,500.00
TOTAL FIXED EXPENSES	2,897.00	7,500.00	4,603.00	61.37	3,710.05	7,700.00	3,989.95	51.82	7,900.00
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	350.00	350.00	100.0	0.00	350.00	350.00	100.0	350.00
Corporation Report	0.00	0.00	0.00	0	20.00	20.00	0.00	0.00	20.00
Legal	1,088.54	0.00	-1,088.54	0	1,552.56	5,000.00	3,447.44	68.95	5,000.00
Management Fee	3,305.00	3,305.00	0.00	0.00	16,525.00	16,525.00	0.00	0.00	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	700.00	700.00	100.0	0.00	700.00	700.00	100.0	700.00
Supplies	306.21	291.67	-14.54	-4.99	1,071.48	1,458.35	386.87	26.53	3,500.00
TOTAL ADMIN EXPENSES	4,699.75	4,646.67	-53.08	-1.14	19,344.04	27,978.35	8,634.31	30.86	53,255.00
UTILITY EXPENSES									
Electricity	59.26	70.83	11.57	16.33	297.41	354.15	56.74	16.02	850.00
Water	379.75	2,250.00	1,870.25	83.12	1,559.37	11,250.00	9,690.63	86.14	27,000.00
TOTAL UTILITY EXPENSES	439.01	2,320.83	1,881.82	81.08	1,856.78	11,604.15	9,747.37	84.00	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	3,804.71	3,808.33	3.62	0.10	19,023.53	19,041.65	18.12	0.10	45,700.00
Townhomes Landscape Maint	3,891.24	3,762.50	-128.74	-3.42	19,456.17	18,812.50	-643.67	-3.42	45,150.00
Irrigation System	5,385.92	7,000.00	1,614.08	23.06	5,385.92	7,000.00	1,614.08	23.06	7,000.00
Miscellaneous	0.00	0.00	0.00	0	0.00	2,595.00	2,595.00	100.0	2,595.00
TOTAL REPAIR/MAINT EXPNS	13,081.87	14,570.83	1,488.96	10.22	43,865.62	48,949.15	5,083.53	10.39	101,945.00
TOTAL ALL EXPENSES	21,117.63	29,038.33	7,920.70	27.28	68,776.49	96,231.65	27,455.16	28.53	190,950.00
Common Area Reserves	0.00	1,500.00	1,500.00	100.0	0.00	7,500.00	7,500.00	100.0	18,000.00
Alley-Way Reserves	0.00	300.00	300.00	100.0	0.00	1,500.00	1,500.00	100.0	3,600.00
Capitol Improvements	0.00	0.00	0.00	0	775.33	0.00	-775.33	0	0.00
TOTAL CAPITOL IMPROVEMENTS	0.00	1,800.00	1,800.00	100.0	775.33	9,000.00	8,224.67	91.39	21,600.00
NET OPERATING INCOME	-5,501.03	-13,125.83	7,624.80	58.09	38,749.52	-16,669.15	55,418.67	332.4	0.00
CASH FLOW	-5,501.03	-13,125.83	7,624.80	58.09	38,749.52	-16,669.15	55,418.67	332.4	0.00
Beginning Cash	10,000.00								
Ending Balance	10,000.00								