

Village Green Homeowner's Association

August 2024

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Village Green HOA - (d106)
August 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	7,775.25
CASH TOTAL	7,775.25

Savings

Savings Operating Funds	183,533.17
Common Area Reserves	219,388.36
Alley Way Reserves	57,882.74
SAVINGS TOTAL	460,804.27

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	5,275.59
TIME CD TOTAL	62,251.27

TOTAL ASSETS	530,830.79
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LIABILITIES & EQUITY

Security Deposits Per Attorney	188.82
TOTAL LIABILITIES	188.82

EQUITY

Retained Earnings	530,641.97
TOTAL EQUITY	530,641.97

TOTAL LIABILITIES/EQUITY	530,830.79
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**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	10,405.49	75.90	88,948.78	62.87
Common Area Reserve Contribution	1,395.89	10.18	11,927.77	8.43
Special Allocated Exp-Townhomes	3,413.36	24.90	26,859.38	18.99
Advance Income	-2,317.19	-16.90	2,431.10	1.72
Interest Income	0.00	0.00	490.52	0.35
Interest Charges	308.68	2.25	1,601.60	1.13
CC&R Violation Fine	504.11	3.68	9,212.66	6.51
TOTAL INCOME	13,710.34	100.00	141,472.13	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	0.00	0.00	201.28	0.14
Property Insurance	611.00	4.46	5,096.00	3.60
TOTAL FIXED EXPENSES	611.00	4.46	5,297.28	3.74
ADMIN EXPENSES				
Accounting	0.00	0.00	175.00	0.12
Website	0.00	0.00	334.11	0.24
Corporation Report	0.00	0.00	20.00	0.01
Legal	-764.30	-5.57	4,404.13	3.11
Management Fee	3,305.00	24.11	26,490.00	18.72
Supplies	245.63	1.79	1,656.32	1.17
TOTAL ADMIN EXPENSES	2,786.33	20.32	33,079.56	23.38
UTILITY EXPENSES				
Electricity	58.81	0.43	472.62	0.33
Water	3,799.43	27.71	10,057.59	7.11
TOTAL UTILITY EXPENSES	3,858.24	28.14	10,530.21	7.44
REPAIR/MAINT EXPENSES				
Grounds Maintenance	3,804.70	27.75	25,870.72	18.29
Townhomes Landscape Maint	3,891.23	28.38	29,490.15	20.85
Irrigation System	0.00	0.00	5,563.43	3.93
TOTAL REPAIR/MAINT EXPNS	7,695.93	56.13	60,924.30	43.06
TOTAL ALL EXPENSES	14,951.50	109.05	109,831.35	77.63
NET OPERATING INCOME	-1,241.16	-9.05	31,640.78	22.37
CASH FLOW	-1,241.16		31,640.78	
Beginning Cash	10,412.30			
Ending Balance	7,775.25			

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	10,405.49	11,103.75	-698.26	-6.29	88,948.78	88,830.00	118.78	0.13	133,245.00
Common Area Reserve Contribution	1,395.89	1,496.25	-100.36	-6.71	11,927.77	11,970.00	-42.23	-0.35	17,955.00
Special Allocated Exp-Townhomes	3,413.36	3,500.00	-86.64	-2.48	26,859.38	28,000.00	-1,140.62	-4.07	42,000.00
Advance Income	-2,317.19	0.00	-2,317.19	0	2,431.10	0.00	2,431.10	0	0.00
Interest Income	0.00	0.00	0.00	0	490.52	0.00	490.52	0	0.00
Interest Charges	308.68	0.00	308.68	0	1,601.60	0.00	1,601.60	0	0.00
CC&R Violation Fine	504.11	0.00	504.11	0	9,212.66	0.00	9,212.66	0	0.00
TOTAL INCOME	13,710.34	16,100.00	-2,389.66	-14.84	141,472.13	128,800.00	12,672.13	9.84	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	611.00	0.00	-611.00	0	5,096.00	6,000.00	904.00	15.07	6,000.00
TOTAL FIXED EXPENSES	611.00	0.00	-611.00	0	5,297.28	6,200.00	902.72	14.56	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	0.00	0.00	0.00	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	-764.30	0.00	764.30	0	4,404.13	5,000.00	595.87	11.92	5,000.00
Management Fee	3,305.00	3,305.00	0.00	0.00	26,490.00	26,440.00	-50.00	-0.19	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	245.63	291.67	46.04	15.78	1,656.32	2,333.36	677.04	29.02	3,500.00
TOTAL ADMIN EXPENSES	2,786.33	3,596.67	810.34	22.53	33,079.56	40,418.36	7,338.80	18.16	54,905.00
UTILITY EXPENSES									
Electricity	58.81	70.83	12.02	16.97	472.62	566.64	94.02	16.59	850.00
Water	3,799.43	2,250.00	-1,549.43	-68.86	10,057.59	18,000.00	7,942.41	44.12	27,000.00
TOTAL UTILITY EXPENSES	3,858.24	2,320.83	-1,537.41	-66.24	10,530.21	18,566.64	8,036.43	43.28	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	25,870.72	23,000.00	-2,870.72	-12.48	34,500.00
Townhomes Landscape Maint	3,891.23	3,500.00	-391.23	-11.18	29,490.15	28,000.00	-1,490.15	-5.32	42,000.00
Irrigation System	0.00	0.00	0.00	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	7,695.93	6,375.00	-1,320.93	-20.72	60,924.30	60,590.00	-334.30	-0.55	86,090.00
TOTAL ALL EXPENSES	14,951.50	12,292.50	-2,659.00	-21.63	109,831.35	125,775.00	15,943.65	12.68	175,245.00
Common Area Reserves	0.00	1,496.25	1,496.25	100.0	0.00	11,970.00	11,970.00	100.0	17,955.00
TOTAL CAPITOL IMPROVEMENTS	0.00	1,496.25	1,496.25	100.0	0.00	11,970.00	11,970.00	100.0	17,955.00
NET OPERATING INCOME	-1,241.16	2,311.25	-3,552.41	-153.7	31,640.78	-8,945.00	40,585.78	453.7	0.00
CASH FLOW	-1,241.16	2,311.25	-3,552.41	-153.7	31,640.78	-8,945.00	40,585.78	453.7	0.00
Beginning Cash	10,412.30								
Ending Balance	7,775.25								