Village Green
Homeowner's Association

February 2025

Financial Statement

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

(253) 841-0111

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

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	205,612.94
Common Area Reserves	228,499.23
Alley Way Reserves	58,411.04
SAVINGS TOTAL	492,523.21
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	564,774.48
LIABILITIES & EQUITY	
Security Deposits Per Attorney	188.82
TOTAL LIABILITIES	188.82
EQUITY	
Retained Earnings	564,585.66
TOTAL EQUITY	564,585.66
TOTAL LIABILITIES/EQUITY	564,774.48

Cash Flow (Cash)
Village Green HOA - (d106)
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	Month to Date	%	Year to Date	%
INCOME				
Monthly General Assessment	12,770.96	64.89	25,513.83	43.74
Special Allocated Exp-Alley Ways	270.00	1.37	480.83	0.82
Common Area Reserve Contribution	1,579.97	8.03	3,164.51	5.43
Special Allocated Exp-Townhomes	3,549.45	18.04	6,716.54	11.52
Advance Income	1,271.18	6.46	16,212.92	27.80
Interest Income	0.00	0.00	72.00	0.12
NSF/Late Charges	1.63	0.01	0.00	0.00
Interest Charges	204.11	1.04	793.57	1.36
CC&R Violation Fine	32.51	0.17	5,373.48	9.21
TOTAL INCOME	19,679.81	100.00	58,327.68	100.00
EXPENSES				
FIXED EXPENSES				
Property Insurance	0.00	0.00	611.00	1.05
TOTAL FIXED EXPENSES	0.00	0.00	611.00	1.05
ADMIN EXPENSES				
Legal	227.00	1.15	-2,345.32	-4.02
Management Fee	3,305.00	16.79	6,610.00	11.33
Supplies	169.78	0.86	57.97	0.10
TOTAL ADMIN EXPENSES	3,701.78	18.81	4,322.65	7.41
UTILITY EXPENSES				
Electricity	59.64	0.30	119.49	0.20
Water	422.44	2.15	669.88	1.15
TOTAL UTILITY EXPENSES	482.08	2.45	789.37	1.35
REPAIR/MAINT EXPENSES				
Grounds Maintenance	3,804.70	19.33	7,609.41	13.05
Townhomes Landscape Maint	3,891.23	19.77	7,782.46	13.34
TOTAL REPAIR/MAINT EXPNS	7,695.93	39.11	15,391.87	26.39
TOTAL ALL EXPENSES	11,879.79	60.37	21,114.89	36.20
Capitol Improvements	775.33	3.94	775.33	1.33
TOTAL CAPITOL IMPROVEMENTS	775.33	3.94	775.33	1.33
NET OPERATING INCOME	7,024.69	35.69	36,437.46	62.47
CASH FLOW	7,024.69		36,437.46	
Beginning Cash	10,000.00			
Ending Balance	10,000.00			

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

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	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
INCOME									
Monthly General Assessment	12,770.96	12,150.00	620.96	5.11	25,513.83	24,300.00	1,213.83	5.00	145,800.00
Special Allocated Exp-Alley Ways	270.00	300.00	-30.00	-10.00	480.83	600.00	-119.17	-19.86	3,600.00
Common Area Reserve Contribution	1,579.97	1,500.00	79.97	5.33	3,164.51	3,000.00	164.51	5.48	18,000.00
Special Allocated Exp-Townhomes	3,549.45	3,762.50	-213.05	-5.66	6,716.54	7,525.00	-808.46	-10.74	45,150.00
Advance Income	1,271.18	0.00	1,271.18	0	16,212.92	0.00	16,212.92	0	0.00
Interest Income	0.00	0.00	0.00	0	72.00	0.00	72.00	0	0.00
NSF/Late Charges	1.63	0.00	1.63	0	0.00	0.00	0.00	0	0.00
Interest Charges	204.11	0.00	204.11	0	793.57	0.00	793.57	0	0.00
CC&R Violation Fine	32.51	0.00	32.51	0	5,373.48	0.00	5,373.48	0	0.00
TOTAL INCOME	19,679.81	17,712.50	1,967.31	11.11	58,327.68	35,425.00	22,902.68	64.65	212,550.00
EXPENSES									
FIXED EXPENSES									
Real Property Taxes	0.00	0.00	0.00	0	0.00	0.00	0.00	0	400.00
Property Insurance	0.00	0.00	0.00	0	611.00	0.00	-611.00	0	7,500.00
TOTAL FIXED EXPENSES	0.00	0.00	0.00	0	611.00	0.00	-611.00	0	7,900.00
ADMIN EXPENSES									
Accounting	0.00	0.00	0.00	0	0.00	0.00	0.00	0	2,925.00
Website	0.00	0.00	0.00	0	0.00	0.00	0.00	0	350.00
Corporation Report	0.00	0.00	0.00	0	0.00	0.00	0.00	0	20.00
Legal	227.00	0.00	-227.00	0	-2,345.32	5,000.00	7,345.32	146.9	5,000.00
Management Fee	3,305.00	3,305.00	0.00	0.00	6,610.00	6,610.00	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	0.00	0.00	0	0.00	0.00	0.00	0	700.00
Supplies	169.78	291.67	121.89	41.79	57.97	583.34	525.37	90.06	3,500.00
TOTAL ADMIN EXPENSES	3,701.78	3,596.67	-105.11	-2.92	4,322.65	13,193.34	8,870.69	67.24	53,255.00
UTILITY EXPENSES									
Electricity	59.64	70.83	11.19	15.80	119.49	141.66	22.17	15.65	850.00
Water	422.44	2,250.00	1,827.56	81.22	669.88	4,500.00	3,830.12	85.11	27,000.00
TOTAL UTILITY EXPENSES	482.08	2,320.83	1,838.75	79.23	789.37	4,641.66	3,852.29	82.99	27,850.00
REPAIR/MAINT EXPENSES									
Grounds/Extra	0.00	0.00	0.00	0	0.00	0.00	0.00	0	1,500.00
Grounds Maintenance	3,804.70	3,808.33	3.63	0.10	7,609.41	7,616.66	7.25	0.10	45,700.00
Townhomes Landscape Maint	3,891.23	3,762.50	-128.73	-3.42	7,782.46	7,525.00	-257.46	-3.42	45,150.00
Irrigation System	0.00	0.00	0.00	0	0.00	0.00	0.00	0	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	7,695.93	7,570.83	-125.10	-1.65	15,391.87	17,736.66	2,344.79	13.22	101,945.00
TOTAL ALL EXPENSES	11,879.79	13,488.33	1,608.54	11.93	21,114.89	35,571.66	14,456.77	40.64	190,950.00
Common Area Reserves	0.00	1,500.00	1,500.00	100.0	0.00	3,000.00	3,000.00	100.0	18,000.00
Alley-Way Reserves	0.00	300.00	300.00	100.0	0.00	600.00	600.00	100.0	3,600.00
Capitol Improvements	775.33	0.00	-775.33	0	775.33	0.00	-775.33	0	0.00
TOTAL CAPITOL IMPROVEMENTS	775.33	1,800.00	1,024.67	56.93	775.33	3,600.00	2,824.67	78.46	21,600.00
NET OPERATING INCOME	7,024.69	2,424.17	4,600.52	189.7	36,437.46	-3,746.66	40,184.12	1,072.	0.00
CASH FLOW	7,024.69	2,424.17	4,600.52	189.7	36,437.46	-3,746.66	40,184.12	1,072.	0.00
Beginning Cash	10,000.00								
Ending Balance	10,000.00								