

Village Green Homeowner's Association

June 2025

Financial Statement

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

(253) 841-0111

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

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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	10,000.00
CASH TOTAL	10,000.00

Savings

Savings Operating Funds	198,280.14
Common Area Reserves	234,605.30
Alley Way Reserves	59,494.85
SAVINGS TOTAL	492,380.29

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	564,631.56
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LIABILITIES & EQUITY

Security Deposits Per Attorney	188.82
TOTAL LIABILITIES	188.82

EQUITY

Retained Earnings	564,442.74
TOTAL EQUITY	564,442.74

TOTAL LIABILITIES/EQUITY	564,631.56
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Cash Flow (Cash)
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	Month to Date	%	Year to Date	%
INCOME				
Monthly General Assessment	11,199.26	74.84	73,778.56	59.81
Special Allocated Exp-Alley Ways	245.00	1.64	1,549.23	1.26
Common Area Reserve Contribution	1,368.95	9.15	9,120.37	7.39
Special Allocated Exp-Townhomes	3,460.85	23.13	20,897.48	16.94
Advance Income	-1,725.42	-11.53	8,202.83	6.65
Interest Income	0.00	0.00	373.41	0.30
Interest Charges	65.90	0.44	1,600.37	1.30
CC&R Violation Fine	350.63	2.34	7,823.11	6.34
TOTAL INCOME	14,965.17	100.00	123,345.36	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	0.00	0.00	202.05	0.16
Property Insurance	692.00	4.62	4,200.00	3.41
TOTAL FIXED EXPENSES	692.00	4.62	4,402.05	3.57
ADMIN EXPENSES				
Accounting	0.00	0.00	175.00	0.14
Corporation Report	0.00	0.00	20.00	0.02
Legal	66.49	0.44	1,619.05	1.31
Management Fee	3,305.00	22.08	19,830.00	16.08
Supplies	275.73	1.84	1,347.21	1.09
TOTAL ADMIN EXPENSES	3,647.22	24.37	22,991.26	18.64
UTILITY EXPENSES				
Electricity	60.45	0.40	357.86	0.29
Water	3,986.42	26.64	5,545.79	4.50
TOTAL UTILITY EXPENSES	4,046.87	27.04	5,903.65	4.79
REPAIR/MAINT EXPENSES				
Grounds Maintenance	3,842.75	25.68	22,866.28	18.54
Townhomes Landscape Maint	3,999.96	26.73	23,456.13	19.02
Irrigation System	0.00	0.00	5,385.92	4.37
Lighting	1,270.20	8.49	1,270.20	1.03
TOTAL REPAIR/MAINT EXPNS	9,112.91	60.89	52,978.53	42.95
TOTAL ALL EXPENSES	17,499.00	116.93	86,275.49	69.95
Capitol Improvements	0.00	0.00	775.33	0.63
TOTAL CAPITOL IMPROVEMENTS	0.00	0.00	775.33	0.63
NET OPERATING INCOME	-2,533.83	-16.93	36,294.54	29.43
CASH FLOW	-2,533.83		36,294.54	

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

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	<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)
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
Monthly General Assessment	11,199.26	12,150.00	-950.74	-7.83	73,778.56	72,900.00	878.56	1.21	145,800.00
Special Allocated Exp-Alley Ways	245.00	300.00	-55.00	-18.33	1,549.23	1,800.00	-250.77	-13.93	3,600.00
Common Area Reserve Contribution	1,368.95	1,500.00	-131.05	-8.74	9,120.37	9,000.00	120.37	1.34	18,000.00
Special Allocated Exp-Townhomes	3,460.85	3,762.50	-301.65	-8.02	20,897.48	22,575.00	-1,677.52	-7.43	45,150.00
Advance Income	-1,725.42	0.00	-1,725.42	0	8,202.83	0.00	8,202.83	0	0.00
Interest Income	0.00	0.00	0.00	0	373.41	0.00	373.41	0	0.00
Interest Charges	65.90	0.00	65.90	0	1,600.37	0.00	1,600.37	0	0.00
CC&R Violation Fine	350.63	0.00	350.63	0	7,823.11	0.00	7,823.11	0	0.00
TOTAL INCOME	14,965.17	17,712.50	-2,747.33	-15.51	123,345.36	106,275.00	17,070.36	16.06	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	692.00	0.00	-692.00	0	4,200.00	7,500.00	3,300.00	44.00	7,500.00
TOTAL FIXED EXPENSES	692.00	0.00	-692.00	0	4,402.05	7,700.00	3,297.95	42.83	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	0.00	0.00	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	66.49	0.00	-66.49	0	1,619.05	5,000.00	3,380.95	67.62	5,000.00
Management Fee	3,305.00	3,305.00	0.00	0.00	19,830.00	19,830.00	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	700.00	700.00	100.0	700.00
Supplies	275.73	291.67	15.94	5.47	1,347.21	1,750.02	402.81	23.02	3,500.00
TOTAL ADMIN EXPENSES	3,647.22	3,596.67	-50.55	-1.41	22,991.26	31,575.02	8,583.76	27.19	53,255.00
UTILITY EXPENSES									
Electricity	60.45	70.83	10.38	14.65	357.86	424.98	67.12	15.79	850.00
Water	3,986.42	2,250.00	-1,736.42	-77.17	5,545.79	13,500.00	7,954.21	58.92	27,000.00
TOTAL UTILITY EXPENSES	4,046.87	2,320.83	-1,726.04	-74.37	5,903.65	13,924.98	8,021.33	57.60	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	3,842.75	3,808.33	-34.42	-0.90	22,866.28	22,849.98	-16.30	-0.07	45,700.00
Townhomes Landscape Maint	3,999.96	3,762.50	-237.46	-6.31	23,456.13	22,575.00	-881.13	-3.90	45,150.00
Irrigation System	0.00	0.00	0.00	0	5,385.92	7,000.00	1,614.08	23.06	7,000.00
Lighting	1,270.20	0.00	-1,270.20	0	1,270.20	0.00	-1,270.20	0	0.00
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	9,112.91	7,570.83	-1,542.08	-20.37	52,978.53	56,519.98	3,541.45	6.27	101,945.00
TOTAL ALL EXPENSES	17,499.00	13,488.33	-4,010.67	-29.73	86,275.49	109,719.98	23,444.49	21.37	190,950.00
Common Area Reserves	0.00	1,500.00	1,500.00	100.0	0.00	9,000.00	9,000.00	100.0	18,000.00
Alley-Way Reserves	0.00	300.00	300.00	100.0	0.00	1,800.00	1,800.00	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	10,800.00	10,024.67	92.82	21,600.00
NET OPERATING INCOME	-2,533.83	2,424.17	-4,958.00	-204.5	36,294.54	-14,244.98	50,539.52	354.7	0.00
CASH FLOW	-2,533.83	2,424.17	-4,958.00	-204.5	36,294.54	-14,244.98	50,539.52	354.7	0.00
Beginning Cash	10,000.00								
Ending Balance	10,000.00								