

Village Green Homeowner's Association

January 2026

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Village Green HOA - (d106)
January 2026

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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	179,509.23
Common Area Reserves	245,424.64
Alley Way Reserves	61,565.49
SAVINGS TOTAL	486,499.36

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	558,750.63
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LIABILITIES & EQUITY

Security Deposits Per Attorney	188.82
TOTAL LIABILITIES	188.82

EQUITY

Retained Earnings	558,561.81
TOTAL EQUITY	558,561.81

TOTAL LIABILITIES/EQUITY	558,750.63
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Cash Flow (Cash)
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	Month to Date	%	Year to Date	%
INCOME				
Monthly General Assessment	11,630.55	40.37	11,630.55	40.37
Special Allocated Exp-Alley Ways	280.41	0.97	280.41	0.97
Common Area Reserve Contribution	1,425.13	4.95	1,425.13	4.95
Special Allocated Exp-Townhomes	3,378.00	11.73	3,378.00	11.73
Advance Income	10,388.58	36.06	10,388.58	36.06
Interest Charges	855.20	2.97	855.20	2.97
CC&R Violation Fine	849.97	2.95	849.97	2.95
TOTAL INCOME	28,807.84	100.00	28,807.84	100.00
EXPENSES				
FIXED EXPENSES				
Property Insurance	643.00	2.23	643.00	2.23
TOTAL FIXED EXPENSES	643.00	2.23	643.00	2.23
ADMIN EXPENSES				
Legal	-697.10	-2.42	-697.10	-2.42
Management Fee	3,470.00	12.05	3,470.00	12.05
Supplies	1,047.82	3.64	1,047.82	3.64
TOTAL ADMIN EXPENSES	3,820.72	13.26	3,820.72	13.26
UTILITY EXPENSES				
Electricity	63.83	0.22	63.83	0.22
Water	434.87	1.51	434.87	1.51
TOTAL UTILITY EXPENSES	498.70	1.73	498.70	1.73
REPAIR/MAINT EXPENSES				
Grounds Maintenance	3,842.75	13.34	3,842.75	13.34
Townhomes Landscape Maint	3,999.96	13.88	3,999.96	13.88
TOTAL REPAIR/MAINT EXPNS	7,842.71	27.22	7,842.71	27.22
TOTAL ALL EXPENSES	12,805.13	44.45	12,805.13	44.45
NET OPERATING INCOME	16,002.71	55.55	16,002.71	55.55
CASH FLOW	16,002.71		16,002.71	
Beginning Cash	9,951.93			
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	11,630.55	12,600.00	-969.45	-7.69	11,630.55	12,600.00	-969.45	-7.69	151,200.00
Special Allocated Exp-Alley Ways	280.41	420.00	-139.59	-33.24	280.41	420.00	-139.59	-33.24	5,040.00
Common Area Reserve Contribution	1,425.13	1,260.08	165.05	13.10	1,425.13	1,260.08	165.05	13.10	15,121.00
Special Allocated Exp-Townhomes	3,378.00	4,100.00	-722.00	-17.61	3,378.00	4,100.00	-722.00	-17.61	49,200.00
Advance Income	10,388.58	0.00	10,388.58	0	10,388.58	0.00	10,388.58	0	0.00
Interest Charges	855.20	0.00	855.20	0	855.20	0.00	855.20	0	0.00
CC&R Violation Fine	849.97	0.00	849.97	0	849.97	0.00	849.97	0	0.00
TOTAL INCOME	28,807.84	18,380.08	10,427.76	56.73	28,807.84	18,380.08	10,427.76	56.73	220,561.00
EXPENSES									
FIXED EXPENSES									
Real Property Taxes	0.00	0.00	0.00	0	0.00	0.00	0.00	0	415.00
Property Insurance	643.00	0.00	-643.00	0	643.00	0.00	-643.00	0	8,300.00
TOTAL FIXED EXPENSES	643.00	0.00	-643.00	0	643.00	0.00	-643.00	0	8,715.00
ADMIN EXPENSES									
Accounting	0.00	0.00	0.00	0	0.00	0.00	0.00	0	175.00
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	-697.10	8,000.00	8,697.10	108.7	-697.10	8,000.00	8,697.10	108.7	8,000.00
Management Fee	3,470.00	3,470.00	0.00	0.00	3,470.00	3,470.00	0.00	0.00	41,640.00
Miscellaneous Admin	0.00	0.00	0.00	0	0.00	0.00	0.00	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	0.00	0.00	0.00	0	700.00
Supplies	1,047.82	325.00	-722.82	-222.4	1,047.82	325.00	-722.82	-222.4	3,900.00
TOTAL ADMIN EXPENSES	3,820.72	12,795.00	8,974.28	70.14	3,820.72	12,795.00	8,974.28	70.14	55,835.00
UTILITY EXPENSES									
Electricity	63.83	70.83	7.00	9.88	63.83	70.83	7.00	9.88	850.00
Water	434.87	250.00	-184.87	-73.95	434.87	250.00	-184.87	-73.95	30,500.00
TOTAL UTILITY EXPENSES	498.70	320.83	-177.87	-55.44	498.70	320.83	-177.87	-55.44	31,350.00
REPAIR/MAINT EXPENSES									
Grounds Maintenance	3,842.75	3,998.75	156.00	3.90	3,842.75	3,998.75	156.00	3.90	47,985.00
Townhomes Landscape Maint	3,999.96	4,100.00	100.04	2.44	3,999.96	4,100.00	100.04	2.44	49,200.00
Irrigation System	0.00	0.00	0.00	0	0.00	0.00	0.00	0	5,500.00
Miscellaneous	0.00	1,815.00	1,815.00	100.0	0.00	1,815.00	1,815.00	100.0	1,815.00
TOTAL REPAIR/MAINT EXPNS	7,842.71	9,913.75	2,071.04	20.89	7,842.71	9,913.75	2,071.04	20.89	104,500.00
TOTAL ALL EXPENSES	12,805.13	23,029.58	10,224.45	44.40	12,805.13	23,029.58	10,224.45	44.40	200,400.00
Common Area Reserves	0.00	1,260.08	1,260.08	100.0	0.00	1,260.08	1,260.08	100.0	15,121.00
Alley-Way Reserves	0.00	420.00	420.00	100.0	0.00	420.00	420.00	100.0	5,040.00
TOTAL CAPITOL IMPROVEMENTS	0.00	1,680.08	1,680.08	100.0	0.00	1,680.08	1,680.08	100.0	20,161.00
NET OPERATING INCOME	16,002.71	-6,329.58	22,332.29	352.8	16,002.71	-6,329.58	22,332.29	352.8	0.00
CASH FLOW	16,002.71	-6,329.58	22,332.29	352.8	16,002.71	-6,329.58	22,332.29	352.8	0.00
Beginning Cash	9,951.93								
Ending Balance	10,000.00								