Village Green Homeowner's Association

May 2026

Financial Statement

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

(253) 841-0111

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

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	214,648.39
Common Area Reserves	250,864.98
Alley Way Reserves	63,189.88
SAVINGS TOTAL	528,703.25
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	600,954.52
EQUITY	
Retained Earnings	600,954.52
TOTAL EQUITY	600,954.52
TOTAL LIABILITIES/EQUITY	600,954.52

Cash Flow (Cash)
Village Green HOA - (d106)
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	Month to Date	%	Year to Date	%
INCOME				
Monthly General Assessment	12,616.28	71.13	63,545.51	52.71
Special Allocated Exp-Alley Ways	419.06	2.36	1,892.64	1.57
Common Area Reserve Contribution	1,267.67	7.15	6,744.48	5.59
Special Allocated Exp-Townhomes	3,914.25	22.07	21,788.57	18.07
Advance Income	-802.43	-4.52	15,016.38	12.46
Interest Income	0.00	0.00	229.25	0.19
Interest Charges	34.52	0.19	3,907.22	3.24
CC&R Violation Fine	287.98	1.62	7,426.51	6.16
TOTAL INCOME	17,737.33	100.00	120,550.56	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	0.00	0.00	199.55	0.17
Property Insurance	3,035.00	17.11	3,678.00	3.05
TOTAL FIXED EXPENSES	3,035.00	17.11	3,877.55	3.22
ADMIN EXPENSES				
Accounting	0.00	0.00	175.00	0.15
Corporation Report	20.00	0.11	20.00	0.02
Legal	-58.00	-0.33	-10,717.98	-8.89
Management Fee	3,470.00	19.56	17,400.00	14.43
Miscellaneous Admin	0.00	0.00	-150.00	-0.12
Supplies	242.40	1.37	2,166.27	1.80
TOTAL ADMIN EXPENSES	3,674.40	20.72	8,893.29	7.38
UTILITY EXPENSES				
Electricity	62.86	0.35	318.46	0.26
Water	477.38	2.69	1,723.44	1.43
TOTAL UTILITY EXPENSES	540.24	3.05	2,041.90	1.69
REPAIR/MAINT EXPENSES				
Grounds/Extra	0.00	0.00	2,472.11	2.05
Grounds Maintenance	3,842.74	21.66	19,213.72	15.94
Townhomes Landscape Maint	3,999.96	22.55	19,999.78	16.59
Irrigation System	5,406.85	30.48	5,406.85	4.49
Playgrounds	0.00	0.00	249.94	0.21
TOTAL REPAIR/MAINT EXPNS	13,249.55	74.70	47,342.40	39.27
TOTAL ALL EXPENSES	20,499.19	115.57	62,155.14	51.56
NET OPERATING INCOME	-2,761.86	-15.57	58,395.42	48.44
CASH FLOW	-2,761.86		58,395.42	

Cash Flow (Cash)
Village Green HOA - (d106)
May 2026

	Month to Date	%	Year to Date	%
Beginning Cash	10,000.00			
Ending Balance	10,000.00			

Budget Comparison Cash Flow (Cash)
Village Green HOA - (d106)
May 2026

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Association Owners
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	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
INCOME									
Monthly General Assessment	12,616.28	12,600.00	16.28	0.13	63,545.51	63,000.00	545.51	0.87	151,200.00
Special Allocated Exp-Alley Ways	419.06	420.00	-0.94	-0.22	1,892.64	2,100.00	-207.36	-9.87	5,040.00
Common Area Reserve Contribution	1,267.67	1,260.08	7.59	0.60	6,744.48	6,300.40	444.08	7.05	15,121.00
Special Allocated Exp-Townhomes	3,914.25	4,100.00	-185.75	-4.53	21,788.57	20,500.00	1,288.57	6.29	49,200.00
Advance Income	-802.43	0.00	-802.43	0	15,016.38	0.00	15,016.38	0	0.00
Interest Income	0.00	0.00	0.00	0	229.25	0.00	229.25	0	0.00
Interest Charges	34.52	0.00	34.52	0	3,907.22	0.00	3,907.22	0	0.00
CC&R Violation Fine	287.98	0.00	287.98	0	7,426.51	0.00	7,426.51	0	0.00
TOTAL INCOME	17,737.33	18,380.08	-642.75	-3.50	120,550.56	91,900.40	28,650.16	31.18	220,561.00
EXPENSES									
FIXED EXPENSES									
Real Property Taxes	0.00	0.00	0.00	0	199.55	215.00	15.45	7.19	415.00
Property Insurance	3,035.00	8,300.00	5,265.00	63.43	3,678.00	8,300.00	4,622.00	55.69	8,300.00
TOTAL FIXED EXPENSES	3,035.00	8,300.00	5,265.00	63.43	3,877.55	8,515.00	4,637.45	54.46	8,715.00
ADMIN EXPENSES									
Accounting	0.00	0.00	0.00	0	175.00	175.00	0.00	0.00	175.00
Website	0.00	350.00	350.00	100.0	0.00	350.00	350.00	100.0	350.00
Corporation Report	20.00	0.00	-20.00	0	20.00	20.00	0.00	0.00	20.00
Legal	-58.00	0.00	58.00	0	-10,717.98	8,000.00	18,717.98	233.9	8,000.00
Management Fee	3,470.00	3,470.00	0.00	0.00	17,400.00	17,350.00	-50.00	-0.29	41,640.00
Miscellaneous Admin	0.00	0.00	0.00	0	-150.00	0.00	150.00	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	242.40	325.00	82.60	25.42	2,166.27	1,625.00	-541.27	-33.31	3,900.00
TOTAL ADMIN EXPENSES	3,674.40	4,845.00	1,170.60	24.16	8,893.29	29,220.00	20,326.71	69.56	55,835.00
UTILITY EXPENSES									
Electricity	62.86	70.83	7.97	11.25	318.46	354.15	35.69	10.08	850.00
Water	477.38	250.00	-227.38	-90.95	1,723.44	1,250.00	-473.44	-37.88	30,500.00
TOTAL UTILITY EXPENSES	540.24	320.83	-219.41	-68.39	2,041.90	1,604.15	-437.75	-27.29	31,350.00
REPAIR/MAINT EXPENSES									
Grounds/Extra	0.00	0.00	0.00	0	2,472.11	0.00	-2,472.11	0	0.00
Grounds Maintenance	3,842.74	3,998.75	156.01	3.90	19,213.72	19,993.75	780.03	3.90	47,985.00
Townhomes Landscape Maint	3,999.96	4,100.00	100.04	2.44	19,999.78	20,500.00	500.22	2.44	49,200.00
Irrigation System	5,406.85	5,500.00	93.15	1.69	5,406.85	5,500.00	93.15	1.69	5,500.00
Miscellaneous	0.00	0.00	0.00	0	0.00	1,815.00	1,815.00	100.0	1,815.00
Playgrounds	0.00	0.00	0.00	0	249.94	0.00	-249.94	0	0.00
TOTAL REPAIR/MAINT EXPNS	13,249.55	13,598.75	349.20	2.57	47,342.40	47,808.75	466.35	0.98	104,500.00
TOTAL ALL EXPENSES	20,499.19	27,064.58	6,565.39	24.26	62,155.14	87,147.90	24,992.76	28.68	200,400.00
Common Area Reserves	0.00	1,260.08	1,260.08	100.0	0.00	6,300.40	6,300.40	100.0	15,121.00
Alley-Way Reserves	0.00	420.00	420.00	100.0	0.00	2,100.00	2,100.00	100.0	5,040.00
TOTAL CAPITOL IMPROVEMENTS	0.00	1,680.08	1,680.08	100.0	0.00	8,400.40	8,400.40	100.0	20,161.00
NET OPERATING INCOME	-2,761.86	-10,364.58	7,602.72	73.35	58,395.42	-3,647.90	62,043.32	1,700.	0.00
CASH FLOW	-2,761.86	-10,364.58	7,602.72	73.35	58,395.42	-3,647.90	62,043.32	1,700.	0.00
Beginning Cash	10,000.00								
Ending Balance	10,000.00								