

Village Green Homeowner's Association

March 2025

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Village Green HOA - (d106)
March 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	206,925.34
Common Area Reserves	230,110.55
Alley Way Reserves	58,675.26
SAVINGS TOTAL	495,711.15
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	567,962.42
LIABILITIES & EQUITY	
Security Deposits Per Attorney	188.82
TOTAL LIABILITIES	188.82
EQUITY	
Retained Earnings	567,773.60
TOTAL EQUITY	567,773.60
TOTAL LIABILITIES/EQUITY	567,962.42



Cash Flow (Cash)
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	Month to Date	%	Year to Date	%
INCOME				
Monthly General Assessment	12,439.12	71.85	38,005.83	50.22
Special Allocated Exp-Alley Ways	260.65	1.51	741.48	0.98
Common Area Reserve Contribution	1,576.52	9.11	4,744.85	6.27
Special Allocated Exp-Townhomes	3,736.04	21.58	10,452.58	13.81
Advance Income	-1,029.63	-5.95	14,891.48	19.68
Interest Income	0.00	0.00	141.15	0.19
NSF/Late Charges	-9.00	-0.05	0.00	0.00
Interest Charges	53.67	0.31	854.14	1.13
CC&R Violation Fine	284.17	1.64	5,848.80	7.73
TOTAL INCOME	17,311.54	100.00	75,680.31	100.00
EXPENSES				
FIXED EXPENSES				
Property Insurance	0.00	0.00	611.00	0.81
TOTAL FIXED EXPENSES	0.00	0.00	611.00	0.81
ADMIN EXPENSES				
Legal	2,236.50	12.92	-108.82	-0.14
Management Fee	3,305.00	19.09	9,915.00	13.10
Supplies	623.18	3.60	670.59	0.89
TOTAL ADMIN EXPENSES	6,164.68	35.61	10,476.77	13.84
UTILITY EXPENSES				
Electricity	59.75	0.35	179.24	0.24
Water	254.87	1.47	924.75	1.22
TOTAL UTILITY EXPENSES	314.62	1.82	1,103.99	1.46
REPAIR/MAINT EXPENSES				
Grounds Maintenance	3,804.71	21.98	11,414.12	15.08
Townhomes Landscape Maint	3,891.24	22.48	11,673.70	15.43
TOTAL REPAIR/MAINT EXPNS	7,695.95	44.46	23,087.82	30.51
TOTAL ALL EXPENSES	14,175.25	81.88	35,279.58	46.62
Capitol Improvements	0.00	0.00	775.33	1.02
TOTAL CAPITOL IMPROVEMENTS	0.00	0.00	775.33	1.02
NET OPERATING INCOME	3,136.29	18.12	39,625.40	52.36
CASH FLOW	3,136.29		39,625.40	
Beginning Cash	9,982.50			
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	12,439.12	12,150.00	289.12	2.38	38,005.83	36,450.00	1,555.83	4.27	145,800.00
Special Allocated Exp-Alley Ways	260.65	300.00	-39.35	-13.12	741.48	900.00	-158.52	-17.61	3,600.00
Common Area Reserve Contribution	1,576.52	1,500.00	76.52	5.10	4,744.85	4,500.00	244.85	5.44	18,000.00
Special Allocated Exp-Townhomes	3,736.04	3,762.50	-26.46	-0.70	10,452.58	11,287.50	-834.92	-7.40	45,150.00
Advance Income	-1,029.63	0.00	-1,029.63	0	14,891.48	0.00	14,891.48	0	0.00
Interest Income	0.00	0.00	0.00	0	141.15	0.00	141.15	0	0.00
NSF/Late Charges	-9.00	0.00	-9.00	0	0.00	0.00	0.00	0	0.00
Interest Charges	53.67	0.00	53.67	0	854.14	0.00	854.14	0	0.00
CC&R Violation Fine	284.17	0.00	284.17	0	5,848.80	0.00	5,848.80	0	0.00
TOTAL INCOME	17,311.54	17,712.50	-400.96	-2.26	75,680.31	53,137.50	22,542.81	42.42	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	2,925.00	2,925.00	100.0	0.00	2,925.00	2,925.00	100.0	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	2,236.50	0.00	-2,236.50	0	-108.82	5,000.00	5,108.82	102.1	5,000.00
Management Fee	3,305.00	3,305.00	0.00	0.00	9,915.00	9,915.00	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	623.18	291.67	-331.51	-113.6	670.59	875.01	204.42	23.36	3,500.00
TOTAL ADMIN EXPENSES	6,164.68	6,521.67	356.99	5.47	10,476.77	19,715.01	9,238.24	46.86	53,255.00
UTILITY EXPENSES									
Electricity	59.75	70.83	11.08	15.64	179.24	212.49	33.25	15.65	850.00
Water	254.87	2,250.00	1,995.13	88.67	924.75	6,750.00	5,825.25	86.30	27,000.00
TOTAL UTILITY EXPENSES	314.62	2,320.83	2,006.21	86.44	1,103.99	6,962.49	5,858.50	84.14	27,850.00
REPAIR/MAINT EXPENSES									
Grounds/Extra	0.00	1,500.00	1,500.00	100.0	0.00	1,500.00	1,500.00	100.0	1,500.00
Grounds Maintenance	3,804.71	3,808.33	3.62	0.10	11,414.12	11,424.99	10.87	0.10	45,700.00
Townhomes Landscape Maint	3,891.24	3,762.50	-128.74	-3.42	11,673.70	11,287.50	-386.20	-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	7,695.95	9,070.83	1,374.88	15.16	23,087.82	26,807.49	3,719.67	13.88	101,945.00
TOTAL ALL EXPENSES	14,175.25	17,913.33	3,738.08	20.87	35,279.58	53,484.99	18,205.41	34.04	190,950.00
Common Area Reserves	0.00	1,500.00	1,500.00	100.0	0.00	4,500.00	4,500.00	100.0	18,000.00
Alley-Way Reserves	0.00	300.00	300.00	100.0	0.00	900.00	900.00	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	5,400.00	4,624.67	85.64	21,600.00
NET OPERATING INCOME	3,136.29	-2,000.83	5,137.12	256.7	39,625.40	-5,747.49	45,372.89	789.4	0.00
CASH FLOW	3,136.29	-2,000.83	5,137.12	256.7	39,625.40	-5,747.49	45,372.89	789.4	0.00
Beginning Cash	9,982.50								
Ending Balance	10,000.00								