

Lipoma Firs North Ph 1 Homeowner's Association

January 2026

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Lipoma Firs North HOA - (d70)
January 2026

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Prepared For:
Association Owners
Lipoma Firs North HOA
113xx 182nd St E
Puyallup, WA 98374

Prepared By:
DNA Investments, Inc
dba JC Higgins and Associates
P.O. Box 731029 (253)841-0111
Puyallup, WA 98373

ASSETS	
Cash On Hand	5,000.00
CASH TOTAL	<u>5,000.00</u>
Savings	
Savings Account	293,112.50
Reserves	<u>52,391.90</u>
SAVINGS TOTAL	345,504.40
Time Certificate of Deposit	
Reserve TCD- Edward Jones	100,000.00
Reserve Assets Held- Edward Jones	<u>27.43</u>
TIME CD TOTAL	<u>100,027.43</u>
TOTAL ASSETS	<u>450,531.83</u>
LIABILITIES & EQUITY	
EQUITY	
Retained Earnings	<u>450,531.83</u>
TOTAL EQUITY	<u>450,531.83</u>
TOTAL LIABILITIES/EQUITY	<u>450,531.83</u>

Cash Flow (Cash)
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	Month to Date	%	Year to Date	%
INCOME				
Homeowner Dues	3,941.62	53.21	3,941.62	53.21
Advance Income	2,771.59	37.41	2,771.59	37.41
Interest Charges	174.99	2.36	174.99	2.36
CC&R Violation Fine	520.16	7.02	520.16	7.02
TOTAL INCOME	7,408.36	100.00	7,408.36	100.00
EXPENSES				
ADMIN EXPENSES				
Legal	552.02	7.45	552.02	7.45
Management Fee	2,190.00	29.56	2,190.00	29.56
Supplies	466.54	6.30	466.54	6.30
TOTAL ADMIN EXPENSES	3,208.56	43.31	3,208.56	43.31
UTILITY EXPENSES				
Electricity	355.69	4.80	355.69	4.80
Water	1,223.83	16.52	1,223.83	16.52
TOTAL UTILITY EXPENSES	1,579.52	21.32	1,579.52	21.32
REPAIR/MAINT EXPENSES				
Tree Maintenance	821.25	11.09	821.25	11.09
Grounds	4,217.94	56.93	4,217.94	56.93
Vandalism Repairs	635.10	8.57	635.10	8.57
TOTAL REPAIR/MAINT EXPNS	5,674.29	76.59	5,674.29	76.59
TOTAL ALL EXPENSES	10,462.37	141.22	10,462.37	141.22
NET OPERATING INCOME	-3,054.01	-41.22	-3,054.01	-41.22
CASH FLOW	-3,054.01		-3,054.01	
Beginning Cash	5,000.00			
Ending Balance	5,000.00			

