

Lipoma Firs North Ph 1 Homeowner's Association

November 2025

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Lipoma Firs North HOA - (d70)
November 2025

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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	286,400.40
Reserves	49,337.73
SAVINGS TOTAL	<u>335,738.13</u>
Time Certificate of Deposit	
Reserve TCD- Edward Jones	100,000.00
TIME CD TOTAL	<u>100,000.00</u>
TOTAL ASSETS	<u>440,738.13</u>
 LIABILITIES & EQUITY	
EQUITY	
Retained Earnings	440,738.13
TOTAL EQUITY	<u>440,738.13</u>
TOTAL LIABILITIES/EQUITY	<u>440,738.13</u>

Cash Flow (Cash)
Lipoma Firs North HOA - (d70)
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	Month to Date	%	Year to Date	%
INCOME				
Homeowner Dues	2,548.02	68.75	163,720.88	89.22
Advance Income	71.18	1.92	6,138.30	3.35
Interest Income	0.00	0.00	610.11	0.33
Interest Charges	237.01	6.39	4,189.95	2.28
CC&R Violation Fine	850.00	22.93	8,835.29	4.82
TOTAL INCOME	3,706.21	100.00	183,494.53	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	0.00	0.00	569.05	0.31
Property Insurance	0.00	0.00	4,396.00	2.40
TOTAL FIXED EXPENSES	0.00	0.00	4,965.05	2.71
ADMIN EXPENSES				
Accounting	0.00	0.00	160.00	0.09
Corporation Report	0.00	0.00	20.00	0.01
Legal	365.28	9.86	5,232.82	2.85
Management Fee	2,085.00	56.26	22,985.00	12.53
Supplies	31.46	0.85	3,436.44	1.87
TOTAL ADMIN EXPENSES	2,481.74	66.96	31,834.26	17.35
UTILITY EXPENSES				
Electricity	355.05	9.58	3,736.88	2.04
Water	7,349.12	198.29	20,645.31	11.25
TOTAL UTILITY EXPENSES	7,704.17	207.87	24,382.19	13.29
REPAIR/MAINT EXPENSES				
Tree Maintenance	0.00	0.00	2,145.11	1.17
Shared Expenses	0.00	0.00	-14,070.59	-7.67
Grounds/Other	0.00	0.00	3,197.40	1.74
Grounds	4,217.94	113.81	46,187.10	25.17
Irrigation System	0.00	0.00	2,894.97	1.58
Vandalism Repairs	1,186.34	32.01	1,186.34	0.65
TOTAL REPAIR/MAINT EXPNS	5,404.28	145.82	41,540.33	22.64
TOTAL ALL EXPENSES	15,590.19	420.65	102,721.83	55.98
Capital Improvements	0.00	0.00	660.00	0.36
TOTAL CAPITOL IMPROVEMENTS	0.00	0.00	660.00	0.36
NET OPERATING INCOME	-11,883.98	-320.65	80,112.70	43.66
CASH FLOW	-11,883.98		80,112.70	

Cash Flow (Cash)
Lipoma Firs North HOA - (d70)
November 2025

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
Beginning Cash	5,000.00			
Ending Balance	5,000.00			

