

Lipoma Firs North Ph 1 Homeowner's Association

February 2026

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Lipoma Firs North HOA - (d70)
February 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	305,890.36
Reserves	53,779.40
SAVINGS TOTAL	<u>359,669.76</u>

Time Certificate of Deposit

Reserve TCD- Edward Jones	100,000.00
Reserve Assets Held- Edward Jones	27.43
TIME CD TOTAL	<u>100,027.43</u>

TOTAL ASSETS	<u>464,697.19</u>
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LIABILITIES & EQUITY

EQUITY

Retained Earnings	464,697.19
TOTAL EQUITY	<u>464,697.19</u>

TOTAL LIABILITIES/EQUITY	<u>464,697.19</u>
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Cash Flow (Cash)
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	Month to Date	%	Year to Date	%
INCOME				
Homeowner Dues	21,660.09	86.81	25,601.71	78.97
Advance Income	2,760.89	11.07	5,532.48	17.07
Interest Income	0.00	0.00	59.09	0.18
Interest Charges	330.00	1.32	504.99	1.56
CC&R Violation Fine	200.00	0.80	720.16	2.22
TOTAL INCOME	24,950.98	100.00	32,418.43	100.00
EXPENSES				
FIXED EXPENSES				
Property Insurance	4,396.00	17.62	4,396.00	13.56
TOTAL FIXED EXPENSES	4,396.00	17.62	4,396.00	13.56
ADMIN EXPENSES				
Legal	-610.46	-2.45	-58.44	-0.18
Management Fee	2,190.00	8.78	4,380.00	13.51
Supplies	39.28	0.16	505.82	1.56
TOTAL ADMIN EXPENSES	1,618.82	6.49	4,827.38	14.89
UTILITY EXPENSES				
Electricity	374.33	1.50	730.02	2.25
Water	0.00	0.00	1,223.83	3.78
TOTAL UTILITY EXPENSES	374.33	1.50	1,953.85	6.03
REPAIR/MAINT EXPENSES				
Tree Maintenance	0.00	0.00	821.25	2.53
Grounds	4,455.56	17.86	8,673.50	26.75
Vandalism Repairs	0.00	0.00	635.10	1.96
TOTAL REPAIR/MAINT EXPNS	4,455.56	17.86	10,129.85	31.25
TOTAL ALL EXPENSES	10,844.71	43.46	21,307.08	65.73
NET OPERATING INCOME	14,106.27	56.54	11,111.35	34.27
CASH FLOW	14,106.27		11,111.35	
Beginning Cash	5,000.00			
Ending Balance	5,000.00			

