

Lipoma Firs North Ph 1 Homeowner's Association

March 2026

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Lipoma Firs North HOA - (d70)
March 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	315,855.24
Reserves	55,166.90
SAVINGS TOTAL	<u>371,022.14</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>476,049.57</u>
LIABILITIES & EQUITY	
EQUITY	
Retained Earnings	476,049.57
TOTAL EQUITY	<u>476,049.57</u>
TOTAL LIABILITIES/EQUITY	<u>476,049.57</u>

Cash Flow (Cash)
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	Month to Date	%	Year to Date	%
INCOME				
Homeowner Dues	32,235.88	148.34	57,837.59	106.71
Advance Income	-11,011.62	-50.67	-5,479.14	-10.11
Interest Income	0.00	0.00	112.29	0.21
Interest Charges	71.37	0.33	576.36	1.06
CC&R Violation Fine	435.00	2.00	1,155.16	2.13
TOTAL INCOME	21,730.63	100.00	54,202.26	100.00
EXPENSES				
FIXED EXPENSES				
Property Insurance	0.00	0.00	4,396.00	8.11
TOTAL FIXED EXPENSES	0.00	0.00	4,396.00	8.11
ADMIN EXPENSES				
Corporation Report	20.00	0.09	20.00	0.04
Legal	0.00	0.00	-58.44	-0.11
Management Fee	2,190.00	10.08	6,570.00	12.12
Supplies	391.19	1.80	897.01	1.65
TOTAL ADMIN EXPENSES	2,601.19	11.97	7,428.57	13.71
UTILITY EXPENSES				
Electricity	382.94	1.76	1,112.96	2.05
Water	500.63	2.30	1,724.46	3.18
TOTAL UTILITY EXPENSES	883.57	4.07	2,837.42	5.23
REPAIR/MAINT EXPENSES				
Tree Maintenance	0.00	0.00	821.25	1.52
Grounds/Other	2,491.13	11.46	2,491.13	4.60
Grounds	4,455.56	20.50	13,129.06	24.22
Vandalism Repairs	0.00	0.00	635.10	1.17
TOTAL REPAIR/MAINT EXPNS	6,946.69	31.97	17,076.54	31.51
TOTAL ALL EXPENSES	10,431.45	48.00	31,738.53	58.56
NET OPERATING INCOME	11,299.18	52.00	22,463.73	41.44
CASH FLOW	11,299.18		22,463.73	
Beginning Cash	5,000.00			
Ending Balance	5,000.00			

