

Lipoma Firs North Ph 1 Homeowner's Association

April 2026

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Lipoma Firs North HOA - (d70)
April 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	226,817.13
Reserves	56,554.40
SAVINGS TOTAL	<u>283,371.53</u>
Time Certificate of Deposit	
Reserve TCD- Edward Jones	100,000.00
Assets Held- Edward Jones	27.43
Savings TCD- Edward Jones	100,000.00
TIME CD TOTAL	<u>200,027.43</u>
TOTAL ASSETS	<u>488,398.96</u>
LIABILITIES & EQUITY	
EQUITY	
Retained Earnings	488,398.96
TOTAL EQUITY	<u>488,398.96</u>
TOTAL LIABILITIES/EQUITY	<u>488,398.96</u>

Cash Flow (Cash)
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	Month to Date	%	Year to Date	%
INCOME				
Homeowner Dues	12,069.62	68.49	69,907.21	97.25
Advance Income	709.19	4.02	-4,769.95	-6.64
Interest Income	0.00	0.00	173.46	0.24
Interest Charges	2,184.90	12.40	2,761.26	3.84
CC&R Violation Fine	2,658.55	15.09	3,813.71	5.31
TOTAL INCOME	17,622.26	100.00	71,885.69	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	280.48	1.59	280.48	0.39
Property Insurance	0.00	0.00	4,396.00	6.12
TOTAL FIXED EXPENSES	280.48	1.59	4,676.48	6.51
ADMIN EXPENSES				
Accounting	160.00	0.91	160.00	0.22
Corporation Report	0.00	0.00	20.00	0.03
Legal	-2,091.56	-11.87	-2,150.00	-2.99
Management Fee	2,190.00	12.43	8,760.00	12.19
Supplies	-41.75	-0.24	855.26	1.19
TOTAL ADMIN EXPENSES	216.69	1.23	7,645.26	10.64
UTILITY EXPENSES				
Electricity	381.31	2.16	1,494.27	2.08
Water	0.00	0.00	1,724.46	2.40
TOTAL UTILITY EXPENSES	381.31	2.16	3,218.73	4.48
REPAIR/MAINT EXPENSES				
Tree Maintenance	0.00	0.00	821.25	1.14
Grounds/Other	0.00	0.00	2,491.13	3.47
Grounds	4,455.56	25.28	17,584.62	24.46
Vandalism Repairs	0.00	0.00	635.10	0.88
TOTAL REPAIR/MAINT EXPNS	4,455.56	25.28	21,532.10	29.95
TOTAL ALL EXPENSES	5,334.04	30.27	37,072.57	51.57
NET OPERATING INCOME	12,288.22	69.73	34,813.12	48.43
CASH FLOW	12,288.22		34,813.12	
Beginning Cash	5,000.00			
Ending Balance	5,000.00			

