Lipoma Firs North Ph 1 Homeowner's Association

May 2026

Financial Statement

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

(253) 841-0111

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

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	5,000.00
Savings	
Savings Account	219,353.67
Reserves	57,941.90
SAVINGS TOTAL	277,295.57
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	200,027.43
TOTAL ASSETS	482,323.00
LIABILITIES & EQUITY	
EQUITY	
Retained Earnings	482,323.00
TOTAL EQUITY	482,323.00
TOTAL LIABILITIES/EQUITY	482,323.00

Cash Flow (Cash)
Lipoma Firs North HOA - (d70)
May 2026

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

	Month to Date	%	Year to Date	%
INCOME				
Homeowner Dues	2,977.08	72.37	72,884.29	95.83
Advance Income	510.76	12.42	-4,259.19	-5.60
Interest Income	0.00	0.00	232.83	0.31
Interest Charges	267.52	6.50	3,028.78	3.98
CC&R Violation Fine	358.34	8.71	4,172.05	5.49
TOTAL INCOME	4,113.70	100.00	76,058.76	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	0.00	0.00	280.48	0.37
Property Insurance	0.00	0.00	4,396.00	5.78
TOTAL FIXED EXPENSES	0.00	0.00	4,676.48	6.15
ADMIN EXPENSES				
Accounting	0.00	0.00	160.00	0.21
Website	1,928.50	46.88	1,928.50	2.54
Corporation Report	0.00	0.00	20.00	0.03
Legal	564.54	13.72	-1,585.46	-2.08
Management Fee	2,190.00	53.24	10,950.00	14.40
Supplies	283.74	6.90	1,139.00	1.50
TOTAL ADMIN EXPENSES	4,966.78	120.74	12,612.04	16.58
UTILITY EXPENSES				
Electricity	383.55	9.32	1,877.82	2.47
Water	443.14	10.77	2,167.60	2.85
TOTAL UTILITY EXPENSES	826.69	20.10	4,045.42	5.32
REPAIR/MAINT EXPENSES				
Tree Maintenance	0.00	0.00	821.25	1.08
Grounds/Other	0.00	0.00	2,491.13	3.28
Grounds	4,455.56	108.31	22,040.18	28.98
Vandalism Repairs	0.00	0.00	635.10	0.84
TOTAL REPAIR/MAINT EXPNS	4,455.56	108.31	25,987.66	34.17
TOTAL ALL EXPENSES	10,249.03	249.14	47,321.60	62.22
NET OPERATING INCOME	-6,135.33	-149.14	28,737.16	37.78
CASH FLOW	-6,135.33		28,737.16	
Beginning Cash	5,000.00			
Ending Balance	5,000.00			

Budget Comparison Cash Flow (Cash)
Lipoma Firs North HOA - (d70)
May 2026

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

	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
INCOME									
TCD Interest	0.00	448.33	-448.33	-100.0	0.00	2,241.65	-2,241.65	-100.0	5,380.00
Homeowner Dues	2,977.08	0.00	2,977.08	0	72,884.29	75,238.00	-2,353.71	-3.13	150,476.00
Unpaid Assessments	0.00	0.00	0.00	0	0.00	10,950.00	-10,950.00	-100.0	21,900.00
Advance Income	510.76	0.00	510.76	0	-4,259.19	0.00	-4,259.19	0	0.00
Interest Income	0.00	0.00	0.00	0	232.83	0.00	232.83	0	0.00
Interest Charges	267.52	0.00	267.52	0	3,028.78	0.00	3,028.78	0	0.00
CC&R Violation Fine	358.34	0.00	358.34	0	4,172.05	0.00	4,172.05	0	0.00
TOTAL INCOME	4,113.70	448.33	3,665.37	817.5	76,058.76	88,429.65	-12,370.89	-13.99	177,756.00
EXPENSES									
FIXED EXPENSES									
Real Property Taxes	0.00	0.00	0.00	0	280.48	227.50	-52.98	-23.29	455.00
Property Insurance	0.00	0.00	0.00	0	4,396.00	4,667.00	271.00	5.81	4,667.00
TOTAL FIXED EXPENSES	0.00	0.00	0.00	0	4,676.48	4,894.50	218.02	4.45	5,122.00
ADMIN EXPENSES									
Accounting	0.00	0.00	0.00	0	160.00	3,660.00	3,500.00	95.63	3,660.00
Website	1,928.50	0.00	-1,928.50	0	1,928.50	300.00	-1,628.50	-542.8	300.00
Corporation Report	0.00	0.00	0.00	0	20.00	20.00	0.00	0.00	20.00
Legal	564.54	583.33	18.79	3.22	-1,585.46	2,916.65	4,502.11	154.3	7,000.00
Management Fee	2,190.00	2,085.00	-105.00	-5.04	10,950.00	10,475.00	-475.00	-4.53	25,070.00
Supplies	283.74	212.50	-71.24	-33.52	1,139.00	1,062.50	-76.50	-7.20	2,550.00
TOTAL ADMIN EXPENSES	4,966.78	2,880.83	-2,085.95	-72.41	12,612.04	18,434.15	5,822.11	31.58	38,600.00
UTILITY EXPENSES									
Electricity	383.55	300.00	-83.55	-27.85	1,877.82	1,500.00	-377.82	-25.19	3,600.00
Water	443.14	1,541.67	1,098.53	71.26	2,167.60	7,708.35	5,540.75	71.88	18,500.00
TOTAL UTILITY EXPENSES	826.69	1,841.67	1,014.98	55.11	4,045.42	9,208.35	5,162.93	56.07	22,100.00
REPAIR/MAINT EXPENSES									
Fences	0.00	0.00	0.00	0	0.00	1,000.00	1,000.00	100.0	1,000.00
Tree Maintenance	0.00	0.00	0.00	0	821.25	2,000.00	1,178.75	58.94	2,000.00
Shared Expenses	0.00	0.00	0.00	0	0.00	4,500.00	4,500.00	100.0	9,000.00
Grounds/Other	0.00	125.00	125.00	100.0	2,491.13	625.00	-1,866.13	-298.5	1,500.00
Grounds	4,455.56	4,362.83	-92.73	-2.13	22,040.18	21,814.15	-226.03	-1.04	52,354.00
Irrigation System	0.00	0.00	0.00	0	0.00	2,000.00	2,000.00	100.0	2,000.00
Miscellaneous	0.00	83.33	83.33	100.0	0.00	416.65	416.65	100.0	1,000.00
Vandalism Repairs	0.00	0.00	0.00	0	635.10	0.00	-635.10	0	0.00
TOTAL REPAIR/MAINT EXPNS	4,455.56	4,571.16	115.60	2.53	25,987.66	32,355.80	6,368.14	19.68	68,854.00
TOTAL ALL EXPENSES	10,249.03	9,293.66	-955.37	-10.28	47,321.60	64,892.80	17,571.20	27.08	134,676.00
Reserves	0.00	1,666.67	1,666.67	100.0	0.00	8,333.35	8,333.35	100.0	20,000.00
Capital Improvements	0.00	0.00	0.00	0	0.00	5,000.00	5,000.00	100.0	5,000.00
TOTAL CAPITOL IMPROVEMENTS	0.00	1,666.67	1,666.67	100.0	0.00	13,333.35	13,333.35	100.0	25,000.00
NET OPERATING INCOME	-6,135.33	-10,512.00	4,376.67	41.63	28,737.16	10,203.50	18,533.66	181.6	18,080.00
CASH FLOW	-6,135.33	-10,512.00	4,376.67	41.63	28,737.16	10,203.50	18,533.66	181.6	18,080.00
Beginning Cash	5,000.00								
Ending Balance	5,000.00								