Lipoma Firs North Ph 1 Homeowner's Association

September 2026

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Lipoma Firs North HOA - (d70)
September 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	5,000.72
CASH TOTAL	5,000.72
Savings	
Savings Account	232,343.87
Reserves	63,491.90
SAVINGS TOTAL	295,835.77
Time Certificate of Deposit	
Reserve TCD- Edward Jones	100,000.00
Assets Held- Edward Jones	4,154.56
Savings TCD- Edward Jones	100,000.00
TIME CD TOTAL	204,154.56
TOTAL ASSETS	504,991.05
LIABILITIES & EQUITY	
EQUITY	
Retained Earnings	504,991.05
TOTAL EQUITY	504,991.05
TOTAL LIABILITIES/EQUITY	504,991.05

Cash Flow (Cash)
Lipoma Firs North HOA - (d70)
September 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				
TCD Interest	0.00	0.00	4,127.13	2.77
Homeowner Dues	4,700.73	60.32	143,053.94	95.98
Advance Income	406.91	5.22	-17,249.51	-11.57
Interest Income	0.00	0.00	424.36	0.28
Interest Charges	413.71	5.31	4,141.12	2.78
CC&R Violation Fine	2,271.11	29.14	14,551.55	9.76
TOTAL INCOME	7,792.46	100.00	149,048.59	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	0.00	0.00	280.48	0.19
Property Insurance	0.00	0.00	4,396.00	2.95
TOTAL FIXED EXPENSES	0.00	0.00	4,676.48	3.14
ADMIN EXPENSES				
Accounting	0.00	0.00	160.00	0.11
Website	0.00	0.00	1,928.50	1.29
Corporation Report	0.00	0.00	20.00	0.01
Legal	2,648.98	33.99	4,227.39	2.84
Management Fee	2,190.00	28.10	19,710.00	13.22
Supplies	303.03	3.89	2,891.07	1.94
TOTAL ADMIN EXPENSES	5,142.01	65.99	28,936.96	19.41
UTILITY EXPENSES				
Electricity	383.27	4.92	3,407.08	2.29
Water	6,242.40	80.11	11,066.83	7.42
TOTAL UTILITY EXPENSES	6,625.67	85.03	14,473.91	9.71
REPAIR/MAINT EXPENSES				
Extermination	0.00	0.00	606.09	0.41
Tree Maintenance	0.00	0.00	821.25	0.55
Grounds/Other	113.03	1.45	2,604.16	1.75
Grounds	4,459.62	57.23	39,866.48	26.75
Irrigation System	448.81	5.76	4,598.63	3.09
Vandalism Repairs	0.00	0.00	1,059.42	0.71
TOTAL REPAIR/MAINT EXPNS	5,021.46	64.44	49,556.03	33.25
TOTAL ALL EXPENSES	16,789.14	215.45	97,643.38	65.51
NET OPERATING INCOME	-8,996.68	-115.45	51,405.21	34.49
CASH FLOW	-8,996.68		51,405.21	
Beginning Cash	5,000.00			

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

	Month to Date	%	Year to Date	%
Ending Balance	5,000.72			

Budget Comparison Cash Flow (Cash)
Lipoma Firs North HOA - (d70)
September 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	4,127.13	4,034.97	92.16	2.28	5,380.00
Homeowner Dues	4,700.73	0.00	4,700.73	0	143,053.94	150,476.00	-7,422.06	-4.93	150,476.00
Unpaid Assessments	0.00	0.00	0.00	0	0.00	21,900.00	-21,900.00	-100.0	21,900.00
Advance Income	406.91	0.00	406.91	0	-17,249.51	0.00	-17,249.51	0	0.00
Interest Income	0.00	0.00	0.00	0	424.36	0.00	424.36	0	0.00
Interest Charges	413.71	0.00	413.71	0	4,141.12	0.00	4,141.12	0	0.00
CC&R Violation Fine	2,271.11	0.00	2,271.11	0	14,551.55	0.00	14,551.55	0	0.00
TOTAL INCOME	7,792.46	448.33	7,344.13	1,638.	149,048.59	176,410.97	-27,362.38	-15.51	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	0.00	0.00	0.00	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	2,648.98	583.33	-2,065.65	-354.1	4,227.39	5,249.97	1,022.58	19.48	7,000.00
Management Fee	2,190.00	2,085.00	-105.00	-5.04	19,710.00	18,815.00	-895.00	-4.76	25,070.00
Supplies	303.03	212.50	-90.53	-42.60	2,891.07	1,912.50	-978.57	-51.17	2,550.00
TOTAL ADMIN EXPENSES	5,142.01	2,880.83	-2,261.18	-78.49	28,936.96	29,957.47	1,020.51	3.41	38,600.00
UTILITY EXPENSES									
Electricity	383.27	300.00	-83.27	-27.76	3,407.08	2,700.00	-707.08	-26.19	3,600.00
Water	6,242.40	1,541.67	-4,700.73	-304.9	11,066.83	13,875.03	2,808.20	20.24	18,500.00
TOTAL UTILITY EXPENSES	6,625.67	1,841.67	-4,784.00	-259.7	14,473.91	16,575.03	2,101.12	12.68	22,100.00
REPAIR/MAINT EXPENSES									
Extermination	0.00	0.00	0.00	0	606.09	0.00	-606.09	0	0.00
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	6,750.00	6,750.00	100.0	9,000.00
Grounds/Other	113.03	125.00	11.97	9.58	2,604.16	1,125.00	-1,479.16	-131.4	1,500.00
Grounds	4,459.62	4,362.83	-96.79	-2.22	39,866.48	39,265.47	-601.01	-1.53	52,354.00
Irrigation System	448.81	0.00	-448.81	0	4,598.63	2,000.00	-2,598.63	-129.9	2,000.00
Miscellaneous	0.00	83.33	83.33	100.0	0.00	749.97	749.97	100.0	1,000.00
Vandalism Repairs	0.00	0.00	0.00	0	1,059.42	0.00	-1,059.42	0	0.00
TOTAL REPAIR/MAINT EXPNS	5,021.46	4,571.16	-450.30	-9.85	49,556.03	52,890.44	3,334.41	6.30	68,854.00
TOTAL ALL EXPENSES	16,789.14	9,293.66	-7,495.48	-80.65	97,643.38	104,317.44	6,674.06	6.40	134,676.00
Reserves	0.00	1,666.67	1,666.67	100.0	0.00	15,000.03	15,000.03	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	20,000.03	20,000.03	100.0	25,000.00
NET OPERATING INCOME	-8,996.68	-10,512.00	1,515.32	14.42	51,405.21	52,093.50	-688.29	-1.32	18,080.00
CASH FLOW	-8,996.68	-10,512.00	1,515.32	14.42	51,405.21	52,093.50	-688.29	-1.32	18,080.00
Beginning Cash	5,000.00								
Ending Balance	5,000.72								