

Lipoma Firs North Ph 1 Homeowner's Association

February 2023

Financial Statement

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

(253) 841-0111

Balance Sheet (Cash)
Lipoma Firs North HOA - (d70)
February 2023

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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	165,225.34
Reserves	<u>100,479.40</u>
SAVINGS TOTAL	265,704.74
TOTAL ASSETS	<u>270,704.74</u>
LIABILITIES & EQUITY	
EQUITY	
Retained Earnings	<u>270,704.74</u>
TOTAL EQUITY	<u>270,704.74</u>
TOTAL LIABILITIES/EQUITY	<u>270,704.74</u>

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Cash Flow (Cash)
Lipoma Firs North HOA - (d70)
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	Month to Date	%	Year to Date	%
INCOME				
Homeowner Dues	17,325.84	156.03	18,243.82	89.69
Advance Income	-6,983.49	-62.89	1,182.61	5.81
Interest Income	0.00	0.00	33.47	0.16
Interest Charges	351.21	3.16	470.29	2.31
CC&R Violation Fine	410.50	3.70	410.50	2.02
TOTAL INCOME	11,104.06	100.00	20,340.69	100.00
EXPENSES				
FIXED EXPENSES				
Property Insurance	3,688.00	33.21	3,688.00	18.13
TOTAL FIXED EXPENSES	3,688.00	33.21	3,688.00	18.13
ADMIN EXPENSES				
Website	480.00	4.32	240.00	1.18
Parking Patrol	350.00	3.15	1,050.00	5.16
Management Fee	2,085.00	18.78	4,170.00	20.50
Supplies	317.70	2.86	463.70	2.28
TOTAL ADMIN EXPENSES	3,232.70	29.11	5,923.70	29.12
UTILITY EXPENSES				
Electricity	239.33	2.16	437.74	2.15
Water	0.00	0.00	2,746.64	13.50
TOTAL UTILITY EXPENSES	239.33	2.16	3,184.38	15.66
REPAIR/MAINT EXPENSES				
Shared Expenses	-3,032.45	-27.31	-3,032.45	-14.91
Grounds	3,581.21	32.25	6,774.05	33.30
Irrigation System	659.68	5.94	659.68	3.24
Mailboxes	0.00	0.00	358.00	1.76
TOTAL REPAIR/MAINT EXPNS	1,208.44	10.88	4,759.28	23.40
TOTAL ALL EXPENSES	8,368.47	75.36	17,555.36	86.31
NET OPERATING INCOME	2,735.59	24.64	2,785.33	13.69
CASH FLOW	2,735.59		2,785.33	
Beginning Cash	5,092.44			
Ending Balance	5,000.00			

