

# Shawnee Ridge Homeowner's Association

**October 2025**

**Financial Statement**

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

(253) 841-0111

**Balance Sheet (Cash)**  
**Shawnee Ridge HOA - (d18)**  
**October 2025**

Page 1  
10/31/2025  
10:58 AM

Prepared For:  
Association Owners  
Shawnee Ridge HOA  
113XX Shawnee Rd E  
Puyallup, WA 98374

Prepared By:  
DNA Investments, Inc  
dba JCHiggins & Associates  
P.O. Box 731029  
Puyallup, WA 98373-0030

|                          |                  |
|--------------------------|------------------|
| ASSETS                   |                  |
| Cash On Hand             | 5,000.00         |
| CASH TOTAL               | <u>5,000.00</u>  |
| SAVINGS                  |                  |
| Savings Account          | 73,969.98        |
| Reserves                 | 11,000.00        |
| SAVINGS TOTAL            | <u>84,969.98</u> |
| TOTAL ASSETS             | <u>89,969.98</u> |
| LIABILITIES & EQUITY     |                  |
| EQUITY                   |                  |
| Retained Earnings        | 89,969.98        |
| TOTAL EQUITY             | <u>89,969.98</u> |
| TOTAL LIABILITIES/EQUITY | <u>89,969.98</u> |



**Cash Flow (Cash)**  
**Shawnee Ridge HOA - (d18)**  
**October 2025**

Page 1  
10/31/2025  
10:58 AM

Prepared For:  
Association Owners  
Shawnee Ridge HOA  
113XX Shawnee Rd E  
Puyallup, WA 98374

Prepared By:  
DNA Investments, Inc  
dba JCHiggins & Associates  
P.O. Box 731029  
Puyallup, WA 98373-0030

|                               | Month to Date    | %        | Year to Date      | %              |
|-------------------------------|------------------|----------|-------------------|----------------|
| <b>INCOME</b>                 |                  |          |                   |                |
| H.O.A. Dues                   | 0.00             | 0        | 10,260.00         | 102.72         |
| Advance Income                | 0.00             | 0        | -415.00           | -4.15          |
| Interest Income               | 0.00             | 0        | 126.97            | 1.27           |
| Interest Charges              | 0.00             | 0        | 16.80             | 0.17           |
| <b>TOTAL INCOME</b>           | <b>0.00</b>      | <b>0</b> | <b>9,988.77</b>   | <b>100.00</b>  |
| <b>EXPENSES</b>               |                  |          |                   |                |
| <b>FIXED EXPENSES</b>         |                  |          |                   |                |
| Property Insurance            | 0.00             | 0        | 2,410.00          | 24.13          |
| <b>TOTAL FIXED EXPENSES</b>   | <b>0.00</b>      | <b>0</b> | <b>2,410.00</b>   | <b>24.13</b>   |
| <b>ADMIN EXPENSES</b>         |                  |          |                   |                |
| Accounting                    | 0.00             | 0        | 150.00            | 1.50           |
| Corporation Report            | 0.00             | 0        | 20.00             | 0.20           |
| Legal                         | 4,899.00         | 0        | 16,082.00         | 161.00         |
| Management Fee                | 487.00           | 0        | 4,561.25          | 45.66          |
| Miscellaneous Admin           | 37.50            | 0        | 316.25            | 3.17           |
| Supplies                      | 91.85            | 0        | 283.02            | 2.83           |
| <b>TOTAL ADMIN EXPENSES</b>   | <b>5,515.35</b>  | <b>0</b> | <b>21,412.52</b>  | <b>214.37</b>  |
| <b>UTILITY EXPENSES</b>       |                  |          |                   |                |
| Electricity                   | 178.93           | 0        | 1,674.93          | 16.77          |
| <b>TOTAL UTILITY EXPENSES</b> | <b>178.93</b>    | <b>0</b> | <b>1,674.93</b>   | <b>16.77</b>   |
| <b>TOTAL ALL EXPENSES</b>     | <b>5,694.28</b>  | <b>0</b> | <b>25,497.45</b>  | <b>255.26</b>  |
| <b>NET OPERATING INCOME</b>   | <b>-5,694.28</b> | <b>0</b> | <b>-15,508.68</b> | <b>-155.26</b> |
| <b>CASH FLOW</b>              | <b>-5,694.28</b> |          | <b>-15,508.68</b> |                |
| Beginning Cash                | 5,000.00         |          |                   |                |
| Ending Balance                | 5,000.00         |          |                   |                |

**Budget Comparison Cash Flow (Cash)**  
**Shawnee Ridge HOA - (d18)**  
**October 2025**

Page 1  
10/31/2025  
10:58 AM

Prepared For:  
Association Owners  
Shawnee Ridge HOA  
113XX Shawnee Rd E  
Puyallup, WA 98374

Prepared By:  
DNA Investments, Inc  
dba JCHiggins & Associates  
P.O. Box 731029  
Puyallup, WA 98373-0030

|                                 | MTD Actual       | MTD Budget     | \$ Var.          | % Var.        | YTD Actual        | YTD Budget       | \$ Var.           | % Var.        | Annual           |
|---------------------------------|------------------|----------------|------------------|---------------|-------------------|------------------|-------------------|---------------|------------------|
| <b>INCOME</b>                   |                  |                |                  |               |                   |                  |                   |               |                  |
| H.O.A. Dues                     | 0.00             | 0.00           | 0.00             | 0             | 10,260.00         | 14,740.00        | -4,480.00         | -30.39        | 14,740.00        |
| Advance Income                  | 0.00             | 0.00           | 0.00             | 0             | -415.00           | 0.00             | -415.00           | 0             | 0.00             |
| Interest Income                 | 0.00             | 0.00           | 0.00             | 0             | 126.97            | 0.00             | 126.97            | 0             | 0.00             |
| Interest Charges                | 0.00             | 0.00           | 0.00             | 0             | 16.80             | 0.00             | 16.80             | 0             | 0.00             |
| <b>TOTAL INCOME</b>             | <b>0.00</b>      | <b>0.00</b>    | <b>0.00</b>      | <b>0</b>      | <b>9,988.77</b>   | <b>14,740.00</b> | <b>-4,751.23</b>  | <b>-32.23</b> | <b>14,740.00</b> |
| <b>EXPENSES</b>                 |                  |                |                  |               |                   |                  |                   |               |                  |
| <b>FIXED EXPENSES</b>           |                  |                |                  |               |                   |                  |                   |               |                  |
| Property Insurance              | 0.00             | 0.00           | 0.00             | 0             | 2,410.00          | 2,600.00         | 190.00            | 7.31          | 2,600.00         |
| <b>TOTAL FIXED EXPENSES</b>     | <b>0.00</b>      | <b>0.00</b>    | <b>0.00</b>      | <b>0</b>      | <b>2,410.00</b>   | <b>2,600.00</b>  | <b>190.00</b>     | <b>7.31</b>   | <b>2,600.00</b>  |
| <b>ADMIN EXPENSES</b>           |                  |                |                  |               |                   |                  |                   |               |                  |
| Accounting                      | 0.00             | 0.00           | 0.00             | 0             | 150.00            | 160.00           | 10.00             | 6.25          | 160.00           |
| Corporation Report              | 0.00             | 0.00           | 0.00             | 0             | 20.00             | 20.00            | 0.00              | 0.00          | 20.00            |
| Legal                           | 4,899.00         | 0.00           | -4,899.00        | 0             | 16,082.00         | 2,170.00         | -13,912.00        | -641.1        | 2,170.00         |
| Management Fee                  | 487.00           | 519.50         | 32.50            | 6.26          | 4,561.25          | 4,805.00         | 243.75            | 5.07          | 5,894.00         |
| Miscellaneous Admin             | 37.50            | 0.00           | -37.50           | 0             | 316.25            | 1,000.00         | 683.75            | 68.38         | 1,000.00         |
| Supplies                        | 91.85            | 0.00           | -91.85           | 0             | 283.02            | 450.00           | 166.98            | 37.11         | 450.00           |
| <b>TOTAL ADMIN EXPENSES</b>     | <b>5,515.35</b>  | <b>519.50</b>  | <b>-4,995.85</b> | <b>-961.6</b> | <b>21,412.52</b>  | <b>8,605.00</b>  | <b>-12,807.52</b> | <b>-148.8</b> | <b>9,694.00</b>  |
| <b>UTILITY EXPENSES</b>         |                  |                |                  |               |                   |                  |                   |               |                  |
| Website                         | 0.00             | 0.00           | 0.00             | 0             | 0.00              | 240.00           | 240.00            | 100.0         | 240.00           |
| Electricity                     | 178.93           | 139.58         | -39.35           | -28.19        | 1,674.93          | 1,395.80         | -279.13           | -20.00        | 1,675.00         |
| <b>TOTAL UTILITY EXPENSES</b>   | <b>178.93</b>    | <b>139.58</b>  | <b>-39.35</b>    | <b>-28.19</b> | <b>1,674.93</b>   | <b>1,635.80</b>  | <b>-39.13</b>     | <b>-2.39</b>  | <b>1,915.00</b>  |
| <b>REPAIR/MAINT EXPENSES</b>    |                  |                |                  |               |                   |                  |                   |               |                  |
| Miscellaneous                   | 0.00             | 0.00           | 0.00             | 0             | 0.00              | 531.00           | 531.00            | 100.0         | 531.00           |
| <b>TOTAL REPAIR/MAINT EXPNS</b> | <b>0.00</b>      | <b>0.00</b>    | <b>0.00</b>      | <b>0</b>      | <b>0.00</b>       | <b>531.00</b>    | <b>531.00</b>     | <b>100.0</b>  | <b>531.00</b>    |
| <b>TOTAL ALL EXPENSES</b>       | <b>5,694.28</b>  | <b>659.08</b>  | <b>-5,035.20</b> | <b>-763.9</b> | <b>25,497.45</b>  | <b>13,371.80</b> | <b>-12,125.65</b> | <b>-90.68</b> | <b>14,740.00</b> |
| <b>NET OPERATING INCOME</b>     | <b>-5,694.28</b> | <b>-659.08</b> | <b>-5,035.20</b> | <b>-763.9</b> | <b>-15,508.68</b> | <b>1,368.20</b>  | <b>-16,876.88</b> | <b>-1,233</b> | <b>0.00</b>      |
| <b>CASH FLOW</b>                | <b>-5,694.28</b> | <b>-659.08</b> | <b>-5,035.20</b> | <b>-763.9</b> | <b>-15,508.68</b> | <b>1,368.20</b>  | <b>-16,876.88</b> | <b>-1,233</b> | <b>0.00</b>      |
| Beginning Cash                  | 5,000.00         |                |                  |               |                   |                  |                   |               |                  |
| Ending Balance                  | 5,000.00         |                |                  |               |                   |                  |                   |               |                  |