

Balance Sheet

Properties: Silver Creek Association-2 - 18628 Silver Creek Ave E Puyallup

As of: 06/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	114,890.84
Insurance Reserve	10,422.20
Unallocated Reserves	231,340.03
Emergency Reserve	11,371.00
Total Cash	368,024.07
Certificates of Deposit	2,138,987.30
Change in Value	30,427.30
TOTAL ASSETS	2,537,438.67
LIABILITIES & CAPITAL	
Liabilities	
Clubhouse Rental Deposit	600.00
Prepaid Assessments	5,197.03
Total Liabilities	5,797.03
Capital	
Association Deposit	974,377.74
Association Draw	-224,899.44
Beg. Balance	1,938,987.30
Calculated Retained Earnings	81,361.87
Calculated Prior Years Retained Earnings	-238,185.83
Total Capital	2,531,641.64
TOTAL LIABILITIES & CAPITAL	2,537,438.67

Cash Flow

Professional Property Management

Properties: Silver Creek Association-2 - 18628 Silver Creek Ave E Puyallup

Date Range: 06/01/2023 to 06/30/2023

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Interest Income	9.50	0.01	176.23	0.02
Deposit Forfeits	0.00	0.00	200.00	0.02
CC&Rs Violation Fines	1,325.00	0.74	2,980.69	0.37
Clubhouse Fee	0.00	0.00	2,400.00	0.29
DUES INCOME				
Association Dues/ Assesments	169,967.73	94.45	707,846.30	86.80
Total DUES INCOME	169,967.73	94.45	707,846.30	86.80
OTHER INCOME				
Late Fees	3,949.21	2.19	11,899.32	1.46
NSF Fees	50.00	0.03	100.00	0.01
Violation/Fines	0.00	0.00	250.00	0.03
Total OTHER INCOME	3,999.21	2.22	12,249.32	1.50
Balance Fwd From Previous Mngmt	4,651.75	2.58	89,662.31	10.99
Total Operating Income	179,953.19	100.00	815,514.85	100.00
Expense				
Real Estate Taxes	0.00	0.00	4,545.45	0.56
Property Insurance	0.00	0.00	38,719.00	4.75
Storage	0.00	0.00	3,324.00	0.41
Legal-Non-Collections	462.00	0.26	14,148.30	1.73
Legal Collections	-4,418.66	-2.46	18,078.56	2.22
Management Fee	49,982.60	27.78	174,939.10	21.45
Reserve Study	0.00	0.00	1,205.00	0.15
Supplies and Mailing	-32.52	-0.02	2,171.63	0.27
Clubhouse Admin and Supplies	0.00	0.00	160.19	0.02
Professional Fee	0.00	0.00	5,000.00	0.61
Website	0.00	0.00	338.00	0.04
Electricity	3,204.52	1.78	25,451.63	3.12
Internet	297.70	0.17	1,832.20	0.22
Gas	274.72	0.15	1,504.91	0.18
Refuse	264.54	0.15	1,225.33	0.15
Sewer	0.00	0.00	244.08	0.03
Telephone	229.79	0.13	2,330.36	0.29
Water	4,824.92	2.68	28,707.77	3.52
Clubhouse Cleaning	0.00	0.00	870.00	0.11
Retention Pond	0.00	0.00	33,766.75	4.14

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Fixed Asset Repairs	300.00	0.17	621.75	0.08
Grounds Extra	0.00	0.00	10,682.59	1.31
Grounds	16,220.13	9.01	129,761.04	15.91
Irrigation System	669.53	0.37	13,170.66	1.62
Clubhouse Maintenance	451.00	0.25	1,012.00	0.12
Signage	0.00	0.00	5,043.93	0.62
Gate Maintenance	-38.00	-0.02	81,101.73	9.94
Vandalism	2,244.00	1.25	2,244.00	0.28
Off Duty Officers Security	5,280.00	2.93	8,800.00	1.08
Field Development Plan	169.00	0.09	33,787.19	4.14
Grounds Improvement	61,427.38	34.14	61,427.38	7.53
Mailbox Improvement	0.00	0.00	14,268.00	1.75
Security	714.10	0.40	17,300.60	2.12
Bank Service Fees	89.36	0.05	1,172.11	0.14
Events/Functions	0.00	0.00	984.89	0.12
Miscellaneous	0.00	0.00	112.85	0.01
Credit on Prior Yr Parking Patrols	0.00	0.00	-6,000.00	-0.74
Administrative Expenses	0.00	0.00	-900.00	-0.11
Total Operating Expense	142,616.11	79.25	733,152.98	89.90
NOI - Net Operating Income	37,337.08	20.75	82,361.87	10.10
Other Income & Expense				
Other Expense				
Petty Cash	0.00	0.00	1,000.00	0.12
Total Other Expense	0.00	0.00	1,000.00	0.12
Net Other Income	0.00	0.00	-1,000.00	-0.12
Total Income	179,953.19	100.00	815,514.85	100.00
Total Expense	142,616.11	79.25	734,152.98	90.02
Net Income	37,337.08	20.75	81,361.87	9.98
Other Items				
Association Deposit	0.00		63,720.19	
Association Draw	0.00		-24,899.44	
Net Other Items	0.00		38,820.75	
Cash Flow	37,337.08		120,182.62	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	131,665.80		20,111.92	
Beginning Cash + Cash Flow	169,002.88		140,294.54	
Actual Ending Cash	114,890.84		114,890.84	

Cash Flow - 12 Month

Professional Property Management

Properties: Silver Creek Association-2 - 18628 Silver Creek Ave E Puyallup

Period Range: Jan 2023 to Jun 2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Total
Operating Income & Expense							
Income							
Interest Income	19.37	17.49	19.92	99.03	10.92	9.50	176.23
Deposit Forfeits	200.00	0.00	0.00	0.00	0.00	0.00	200.00
CC&Rs Violation Fines	0.00	125.00	325.00	414.03	791.66	1,325.00	2,980.69
Clubhouse Fee	400.00	600.00	600.00	600.00	200.00	0.00	2,400.00
DUES INCOME							
Association Dues/Assesments	349,713.94	141,910.80	22,047.69	12,848.50	11,357.64	169,967.73	707,846.30
Total DUES INCOME	349,713.94	141,910.80	22,047.69	12,848.50	11,357.64	169,967.73	707,846.30
OTHER INCOME							
Late Fees	0.00	1,880.00	1,202.45	1,665.75	3,201.91	3,949.21	11,899.32
NSF Fees	50.00	0.00	0.00	-50.00	50.00	50.00	100.00
Violation/Fines	0.00	250.00	0.00	0.00	0.00	0.00	250.00
Total OTHER INCOME	50.00	2,130.00	1,202.45	1,615.75	3,251.91	3,999.21	12,249.32
Balance Fwd From Previous Mngmt	24,875.30	18,333.47	19,693.83	13,024.42	9,083.54	4,651.75	89,662.31
Total Operating Income	375,258.61	163,116.76	43,888.89	28,601.73	24,695.67	179,953.19	815,514.85
Expense							
Real Estate Taxes	0.00	0.00	0.00	4,545.45	0.00	0.00	4,545.45
Property Insurance	0.00	38,719.00	0.00	0.00	0.00	0.00	38,719.00
Committees	10.00	-10.00	0.00	0.00	0.00	0.00	0.00
Storage	0.00	3,324.00	0.00	0.00	0.00	0.00	3,324.00
Parking Enforcement	1,500.00	-1,500.00	0.00	0.00	0.00	0.00	0.00
Legal-Non-	3,590.54	3,400.02	0.00	1,886.00	4,809.74	462.00	14,148.30

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Total
Collections							
Legal Collections	3,442.52	-5,284.66	-1,586.76	26,220.93	-294.81	-4,418.66	18,078.56
Management Fee	24,991.30	24,991.30	24,991.30	24,991.30	24,991.30	49,982.60	174,939.10
Reserve Study	0.00	1,205.00	0.00	0.00	0.00	0.00	1,205.00
Supplies and Mailing	1,796.27	0.00	231.81	124.47	51.60	-32.52	2,171.63
Clubhouse Admin and Supplies	160.19	0.00	0.00	0.00	0.00	0.00	160.19
Professional Fee	3,000.00	0.00	0.00	2,000.00	0.00	0.00	5,000.00
Website	0.00	338.00	0.00	0.00	0.00	0.00	338.00
Electricity	0.00	0.00	15,707.33	3,560.96	2,978.82	3,204.52	25,451.63
Internet	1,210.80	26.00	148.85	148.85	0.00	297.70	1,832.20
Gas	0.00	0.00	1,059.25	0.00	170.94	274.72	1,504.91
Refuse	7.60	163.79	260.32	264.54	264.54	264.54	1,225.33
Sewer	0.00	0.00	170.06	37.44	36.58	0.00	244.08
Telephone	469.46	0.00	0.00	1,319.02	312.09	229.79	2,330.36
Water	0.00	21,575.36	1,158.78	1,148.71	0.00	4,824.92	28,707.77
Clubhouse Cleaning	0.00	410.00	460.00	0.00	0.00	0.00	870.00
Retention Pond	33,766.75	0.00	0.00	0.00	0.00	0.00	33,766.75
Fixed Asset Repairs	0.00	0.00	0.00	0.00	321.75	300.00	621.75
Grounds Extra	3,459.45	0.00	7,223.14	0.00	0.00	0.00	10,682.59
Grounds	50,118.99	30,981.66	16,220.13	16,220.13	0.00	16,220.13	129,761.04
Irrigation System	1,577.55	1,363.12	0.00	9,022.21	538.25	669.53	13,170.66
Clubhouse Maintenance	0.00	0.00	0.00	0.00	561.00	451.00	1,012.00
Signage	0.00	2,500.00	1,239.60	1,304.33	0.00	0.00	5,043.93
Gate Maintenance	22,105.16	45,149.05	4,879.17	-273.56	9,279.91	-38.00	81,101.73
Vandalism	0.00	0.00	0.00	0.00	0.00	2,244.00	2,244.00
Off Duty Officers Security	0.00	0.00	0.00	0.00	3,520.00	5,280.00	8,800.00
Field Development Plan	0.00	8,140.75	25,477.44	0.00	0.00	169.00	33,787.19
Grounds Improvement	0.00	0.00	0.00	0.00	0.00	61,427.38	61,427.38
Mailbox Improvement	11,173.00	0.00	0.00	3,095.00	0.00	0.00	14,268.00

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Total
Security	3,170.10	4,234.10	4,234.10	2,474.10	2,474.10	714.10	17,300.60
Bank Service Fees	372.51	50.00	329.18	161.06	170.00	89.36	1,172.11
Events/Functions	984.89	0.00	0.00	0.00	0.00	0.00	984.89
Miscellaneous	112.85	0.00	0.00	0.00	0.00	0.00	112.85
Credit on Prior Yr Parking Patrols	0.00	-6,000.00	0.00	0.00	0.00	0.00	-6,000.00
Administrative Expenses	-900.00	0.00	0.00	0.00	0.00	0.00	-900.00
Total Operating Expense	166,119.93	173,776.49	102,203.70	98,250.94	50,185.81	142,616.11	733,152.98
NOI - Net Operating Income	209,138.68	-10,659.73	-58,314.81	-69,649.21	-25,490.14	37,337.08	82,361.87
Other Income & Expense							
Other Expense							
Petty Cash	0.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00
Total Other Expense	0.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00
Net Other Income	0.00	0.00	0.00	-1,000.00	0.00	0.00	-1,000.00
Total Income	375,258.61	163,116.76	43,888.89	28,601.73	24,695.67	179,953.19	815,514.85
Total Expense	166,119.93	173,776.49	102,203.70	99,250.94	50,185.81	142,616.11	734,152.98
Net Income	209,138.68	-10,659.73	-58,314.81	-70,649.21	-25,490.14	37,337.08	81,361.87
Other Items							
Association Deposit	3,847.05	-1,228.18	34,934.77	4,373.35	21,793.20	0.00	63,720.19
Association Draw	0.00	0.00	-24,899.44	0.00	0.00	0.00	-24,899.44
Net Other Items	3,847.05	-1,228.18	10,035.33	4,373.35	21,793.20	0.00	38,820.75
Cash Flow	212,985.73	-11,887.91	-48,279.48	-66,275.86	-3,696.94	37,337.08	120,182.62

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Total
Beginning Cash	20,111.92	238,796.03	244,990.84	166,676.20	151,106.63	131,665.80	20,111.92
Beginning Cash + Cash Flow	233,097.65	226,908.12	196,711.36	100,400.34	147,409.69	169,002.88	140,294.54
Actual Ending Cash	238,796.03	244,990.84	166,676.20	151,106.63	131,665.80	114,890.84	114,890.84