

Balance Sheet

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

As of: 04/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	151,026.40
Insurance Reserve	10,422.20
Unallocated Reserves	409,526.41
Emergency Reserve	11,371.00
Total Cash	582,346.01
Certificates of Deposit	1,938,987.30
Change in Value	30,427.30
TOTAL ASSETS	2,551,760.61
LIABILITIES & CAPITAL	
Liabilities	
Clubhouse Rental Deposit	1,400.00
Prepaid Assessments	52,450.61
Total Liabilities	53,850.61
Capital	
Association Deposit	952,584.54
Association Draw	-224,899.44
Beg. Balance	1,938,987.30
Calculated Retained Earnings	69,423.43
Calculated Prior Years Retained Earnings	-238,185.83
Total Capital	2,497,910.00
TOTAL LIABILITIES & CAPITAL	2,551,760.61

Cash Flow

Professional Property Management

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

Date Range: 04/01/2023 to 04/30/2023

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	18.48	0.07	75.26	0.01
Deposit Forfeits	0.00	0.00	200.00	0.03
CC&Rs Violation Fines	414.03	1.50	739.03	0.12
Clubhouse Fee	600.00	2.17	2,200.00	0.36
DUES INCOME				
Association Dues/ Assesments	12,848.50	46.44	526,505.93	86.33
Total DUES INCOME	12,848.50	46.44	526,505.93	86.33
OTHER INCOME				
Late Fees	1,698.40	6.14	4,810.85	0.79
NSF Fees	-50.00	-0.18	0.00	0.00
Violation/Fines	0.00	0.00	250.00	0.04
Total OTHER INCOME	1,648.40	5.96	5,060.85	0.83
Balance Fwd From Previous Mngmt	12,140.17	43.88	75,108.52	12.32
Total Operating Income	27,669.58	100.00	609,889.59	100.00
Expense				
Real Estate Taxes	4,545.45	16.43	4,545.45	0.75
Property Insurance	0.00	0.00	38,719.00	6.35
Storage	0.00	0.00	3,324.00	0.55
Legal-Non-Collections	1,886.00	6.82	8,876.56	1.46
Legal Collections	25,203.80	91.09	21,774.90	3.57
Management Fee	24,991.30	90.32	99,965.20	16.39
Reserve Study	0.00	0.00	1,205.00	0.20
Supplies and Mailing	124.47	0.45	2,152.55	0.35
Clubhouse Admin and Supplies	0.00	0.00	160.19	0.03
Professional Fee	2,000.00	7.23	5,000.00	0.82
Website	0.00	0.00	338.00	0.06
Electricity	3,560.96	12.87	19,268.29	3.16
Internet	148.85	0.54	1,534.50	0.25
Gas	0.00	0.00	1,059.25	0.17
Refuse	264.54	0.96	696.25	0.11
Sewer	37.44	0.14	207.50	0.03
Telephone	1,399.25	5.06	1,868.71	0.31
Water	1,148.71	4.15	23,882.85	3.92
Clubhouse Cleaning	0.00	0.00	870.00	0.14
Retention Pond	0.00	0.00	33,766.75	5.54

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Grounds Extra	0.00	0.00	10,682.59	1.75
Grounds	16,220.13	58.62	113,540.91	18.62
Irrigation System	9,022.21	32.61	11,962.88	1.96
Signage	1,304.33	4.71	5,043.93	0.83
Gate Maintenance	-273.56	-0.99	71,911.82	11.79
Field Development Plan	0.00	0.00	33,618.19	5.51
Mailbox Improvement	3,095.00	11.19	14,268.00	2.34
Security	2,474.10	8.94	14,112.40	2.31
Bank Service Fees	161.06	0.58	912.75	0.15
Events/Functions	0.00	0.00	984.89	0.16
Miscellaneous	0.00	0.00	112.85	0.02
Credit on Prior Yr Parking Patrols	0.00	0.00	-6,000.00	-0.98
Administrative Expenses	0.00	0.00	-900.00	-0.15
Total Operating Expense	97,314.04	351.70	539,466.16	88.45
NOI - Net Operating Income	-69,644.46	-251.70	70,423.43	11.55
Other Income & Expense				
Other Expense				
Petty Cash	1,000.00	3.61	1,000.00	0.16
Total Other Expense	1,000.00	3.61	1,000.00	0.16
Net Other Income	-1,000.00	-3.61	-1,000.00	-0.16
Total Income	27,669.58	100.00	609,889.59	100.00
Total Expense	98,314.04	355.31	540,466.16	88.62
Net Income	-70,644.46	-255.31	69,423.43	11.38
Other Items				
Association Deposit	4,373.35		41,926.99	
Association Draw	0.00		-24,899.44	
Net Other Items	4,373.35		17,027.55	
Cash Flow	-66,271.11		86,450.98	
Beginning Cash	166,676.20		20,111.92	
Beginning Cash + Cash Flow	100,405.09		106,562.90	
Actual Ending Cash	151,026.40		151,026.40	

Cash Flow - 12 Month

Professional Property Management

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

Period Range: Jan 2023 to Apr 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	Total
Operating Income & Expense					
Income					
Interest Income	19.37	17.49	19.92	18.48	75.26
Deposit Forfeits	200.00	0.00	0.00	0.00	200.00
CC&Rs Violation Fines	0.00	0.00	325.00	414.03	739.03
Clubhouse Fee	400.00	600.00	600.00	600.00	2,200.00
DUES INCOME					
Association Dues/ Assesments	349,713.94	141,895.80	22,047.69	12,848.50	526,505.93
Total DUES INCOME	349,713.94	141,895.80	22,047.69	12,848.50	526,505.93
OTHER INCOME					
Late Fees	0.00	1,910.00	1,202.45	1,698.40	4,810.85
NSF Fees	50.00	0.00	0.00	-50.00	0.00
Violation/Fines	0.00	250.00	0.00	0.00	250.00
Total OTHER INCOME	50.00	2,160.00	1,202.45	1,648.40	5,060.85
Balance Fwd From Previous Mngmt	24,875.30	18,333.47	19,759.58	12,140.17	75,108.52
Total Operating Income	375,258.61	163,006.76	43,954.64	27,669.58	609,889.59
Expense					
Real Estate Taxes	0.00	0.00	0.00	4,545.45	4,545.45
Property Insurance	0.00	38,719.00	0.00	0.00	38,719.00
Committees	10.00	-10.00	0.00	0.00	0.00
Storage	0.00	3,324.00	0.00	0.00	3,324.00
Parking Enforcement	1,500.00	-1,500.00	0.00	0.00	0.00
Legal-Non-Collections	3,590.54	3,400.02	0.00	1,886.00	8,876.56
Legal Collections	3,442.52	-5,284.66	-1,586.76	25,203.80	21,774.90
Management Fee	24,991.30	24,991.30	24,991.30	24,991.30	99,965.20
Reserve Study	0.00	1,205.00	0.00	0.00	1,205.00
Supplies and Mailing	1,796.27	0.00	231.81	124.47	2,152.55
Clubhouse Admin and	160.19	0.00	0.00	0.00	160.19

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	Total
Supplies					
Professional Fee	3,000.00	0.00	0.00	2,000.00	5,000.00
Website	0.00	338.00	0.00	0.00	338.00
Electricity	0.00	0.00	15,707.33	3,560.96	19,268.29
Internet	1,210.80	26.00	148.85	148.85	1,534.50
Gas	0.00	0.00	1,059.25	0.00	1,059.25
Refuse	7.60	163.79	260.32	264.54	696.25
Sewer	0.00	0.00	170.06	37.44	207.50
Telephone	469.46	0.00	0.00	1,399.25	1,868.71
Water	0.00	21,575.36	1,158.78	1,148.71	23,882.85
Clubhouse Cleaning	0.00	410.00	460.00	0.00	870.00
Retention Pond	33,766.75	0.00	0.00	0.00	33,766.75
Grounds Extra	3,459.45	0.00	7,223.14	0.00	10,682.59
Grounds	50,118.99	30,981.66	16,220.13	16,220.13	113,540.91
Irrigation System	1,577.55	1,363.12	0.00	9,022.21	11,962.88
Signage	0.00	2,500.00	1,239.60	1,304.33	5,043.93
Gate Maintenance	22,157.16	45,149.05	4,879.17	-273.56	71,911.82
Field Development Plan	0.00	8,140.75	25,477.44	0.00	33,618.19
Mailbox Improvement	11,173.00	0.00	0.00	3,095.00	14,268.00
Security	3,170.10	4,234.10	4,234.10	2,474.10	14,112.40
Bank Service Fees	372.51	50.00	329.18	161.06	912.75
Events/Functions	984.89	0.00	0.00	0.00	984.89
Miscellaneous	112.85	0.00	0.00	0.00	112.85
Credit on Prior Yr Parking Patrols	0.00	-6,000.00	0.00	0.00	-6,000.00
Administrative Expenses	-900.00	0.00	0.00	0.00	-900.00
Total Operating Expense	166,171.93	173,776.49	102,203.70	97,314.04	539,466.16
NOI - Net Operating Income	209,086.68	-10,769.73	-58,249.06	-69,644.46	70,423.43
Other Income & Expense					
Other Expense					
Petty Cash	0.00	0.00	0.00	1,000.00	1,000.00
Total Other Expense	0.00	0.00	0.00	1,000.00	1,000.00

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	Total
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-1,000.00</u>	<u>-1,000.00</u>
Total Income	375,258.61	163,006.76	43,954.64	27,669.58	609,889.59
Total Expense	166,171.93	173,776.49	102,203.70	98,314.04	540,466.16
Net Income	<u>209,086.68</u>	<u>-10,769.73</u>	<u>-58,249.06</u>	<u>-70,644.46</u>	<u>69,423.43</u>
Other Items					
Association Deposit	3,847.05	-1,228.18	34,934.77	4,373.35	41,926.99
Association Draw	0.00	0.00	-24,899.44	0.00	-24,899.44
Net Other Items	<u>3,847.05</u>	<u>-1,228.18</u>	<u>10,035.33</u>	<u>4,373.35</u>	<u>17,027.55</u>
Cash Flow	<u>212,933.73</u>	<u>-11,997.91</u>	<u>-48,213.73</u>	<u>-66,271.11</u>	<u>86,450.98</u>
Beginning Cash	20,111.92	238,796.03	244,990.84	166,676.20	20,111.92
Beginning Cash + Cash Flow	233,045.65	226,798.12	196,777.11	100,405.09	106,562.90
Actual Ending Cash	238,796.03	244,990.84	166,676.20	151,026.40	151,026.40