

Balance Sheet

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

As of: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	125,215.20
Insurance Reserve	10,422.20
Unallocated Reserves	231,340.03
Emergency Reserve	11,371.00
Total Cash	378,348.43
Certificates of Deposit	2,138,987.30
Change in Value	30,427.30
TOTAL ASSETS	2,547,763.03
LIABILITIES & CAPITAL	
Liabilities	
Clubhouse Rental Deposit	600.00
Prepaid Assessments	3,752.78
Total Liabilities	4,352.78
Capital	
Association Deposit	974,377.74
Association Draw	-240,722.28
Beg. Balance	1,938,987.30
Calculated Retained Earnings	108,953.32
Calculated Prior Years Retained Earnings	-238,185.83
Total Capital	2,543,410.25
TOTAL LIABILITIES & CAPITAL	2,547,763.03

Cash Flow

Professional Property Management

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

Date Range: 08/01/2023 to 08/31/2023

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	0.00	0.00	176.23	0.02
Deposit Forfeits	0.00	0.00	200.00	0.02
CC&Rs Violation Fines	0.00	0.00	3,105.69	0.35
Clubhouse Fee	0.00	0.00	2,400.00	0.27
DUES INCOME				
Association Dues/ Assesments	-312.50	100.00	787,251.81	87.56
Total DUES INCOME	-312.50	100.00	787,251.81	87.56
OTHER INCOME				
Late Fees	0.00	0.00	13,386.28	1.49
NSF Fees	0.00	0.00	114.45	0.01
Violation/Fines	0.00	0.00	250.00	0.03
Total OTHER INCOME	0.00	0.00	13,750.73	1.53
Balance Fwd From Previous Mngmt	0.00	0.00	92,192.78	10.25
Total Operating Income	-312.50	100.00	899,077.24	100.00
Expense				
Real Estate Taxes	0.00	0.00	4,545.45	0.51
Property Insurance	0.00	0.00	38,719.00	4.31
Storage	0.00	0.00	3,324.00	0.37
Legal-Non-Collections	0.00	0.00	14,148.30	1.57
Legal Collections	0.00	0.00	18,106.56	2.01
Management Fee	0.00	0.00	174,939.10	19.46
Reserve Study	0.00	0.00	1,205.00	0.13
Supplies and Mailing	0.00	0.00	4,398.67	0.49
Clubhouse Admin and Supplies	0.00	0.00	160.19	0.02
Professional Fee	0.00	0.00	5,000.00	0.56
Website	0.00	0.00	338.00	0.04
Electricity	0.00	0.00	27,410.11	3.05
Internet	0.00	0.00	1,370.65	0.15
Gas	0.00	0.00	1,504.91	0.17
Refuse	0.00	0.00	1,225.33	0.14
Sewer	0.00	0.00	244.08	0.03
Telephone	0.00	0.00	2,598.98	0.29
Water	0.00	0.00	34,768.63	3.87
Clubhouse Cleaning	0.00	0.00	870.00	0.10
Retention Pond	0.00	0.00	33,766.75	3.76

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Fixed Asset Repairs	0.00	0.00	621.75	0.07
Grounds Extra	0.00	0.00	10,682.59	1.19
Grounds	0.00	0.00	129,761.04	14.43
Irrigation System	0.00	0.00	13,170.66	1.46
Clubhouse Maintenance	0.00	0.00	2,027.36	0.23
Signage	0.00	0.00	5,043.93	0.56
Gate Maintenance	0.00	0.00	81,049.73	9.01
Vandalism	0.00	0.00	3,740.00	0.42
Off Duty Officers Security	0.00	0.00	8,800.00	0.98
Field Development Plan	0.00	0.00	33,787.19	3.76
Grounds Improvement	-558.50	178.72	105,358.70	11.72
Mailbox Improvement	0.00	0.00	14,268.00	1.59
Security	0.00	0.00	17,300.60	1.92
Bank Service Fees	87.55	-28.02	1,426.13	0.16
Events/Functions	0.00	0.00	984.89	0.11
Miscellaneous	0.00	0.00	112.85	0.01
Keys/Locks/Locksmith	0.00	0.00	244.79	0.03
Credit on Prior Yr Parking Patrols	0.00	0.00	-6,000.00	-0.67
Administrative Expenses	0.00	0.00	-900.00	-0.10
Total Operating Expense	-470.95	150.70	790,123.92	87.88
NOI - Net Operating Income	158.45	-50.70	108,953.32	12.12
Total Income	-312.50	100.00	899,077.24	100.00
Total Expense	-470.95	150.70	790,123.92	87.88
Net Income	158.45	-50.70	108,953.32	12.12
Other Items				
Association Deposit	0.00		63,720.19	
Association Draw	-15,822.84		-40,722.28	
Net Other Items	-15,822.84		22,997.91	
Cash Flow	-15,664.39		131,951.23	
Beginning Cash	140,942.09		20,111.92	
Beginning Cash + Cash Flow	125,277.70		152,063.15	
Actual Ending Cash	125,215.20		125,215.20	

Cash Flow - 12 Month

Professional Property Management

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

Period Range: Jan 2023 to Aug 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	Jul 2023	Aug 2023	Total
Operating Income & Expense									
Income									
Interest Income	19.37	17.49	19.92	99.03	10.92	9.50	0.00	0.00	176.23
Deposit Forfeits	200.00	0.00	0.00	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	125.00	0.00	3,105.69
Clubhouse Fee	400.00	600.00	600.00	600.00	200.00	0.00	0.00	0.00	2,400.00
DUES INCOME									
Association Dues/ Assessments	349,713.94	141,910.80	22,047.69	12,848.50	11,357.64	170,965.83	78,719.91	-312.50	787,251.81
Total DUES INCOME	349,713.94	141,910.80	22,047.69	12,848.50	11,357.64	170,965.83	78,719.91	-312.50	787,251.81
OTHER INCOME									
Late Fees	0.00	1,880.00	1,202.45	1,665.75	3,185.16	4,004.67	1,448.25	0.00	13,386.28
NSF Fees	50.00	0.00	0.00	-50.00	50.00	50.00	14.45	0.00	114.45
Violation/ Fines	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Total OTHER INCOME	50.00	2,130.00	1,202.45	1,615.75	3,235.16	4,054.67	1,462.70	0.00	13,750.73
Balance Fwd From Previous Mngmt	24,875.30	18,333.47	19,693.83	13,024.42	9,083.54	4,651.75	2,530.47	0.00	92,192.78
Total Operating Income	375,258.61	163,116.76	43,888.89	28,601.73	24,678.92	181,006.75	82,838.08	-312.50	899,077.24

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Total
Expense									
Real Estate Taxes	0.00	0.00	0.00	4,545.45	0.00	0.00	0.00	0.00	4,545.45
Property Insurance	0.00	38,719.00	0.00	0.00	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	0.00	0.00
Storage	0.00	3,324.00	0.00	0.00	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	0.00	0.00
Legal-Non-Collections	3,590.54	3,400.02	0.00	1,886.00	4,809.74	462.00	0.00	0.00	14,148.30
Legal Collections	3,442.52	-5,284.66	-1,586.76	26,220.93	-294.81	-4,418.66	28.00	0.00	18,106.56
Management Fee	24,991.30	24,991.30	24,991.30	24,991.30	24,991.30	49,982.60	0.00	0.00	174,939.10
Reserve Study	0.00	1,205.00	0.00	0.00	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	2,227.04	0.00	4,398.67
Clubhouse Admin and Supplies	160.19	0.00	0.00	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	0.00	0.00	5,000.00
Website	0.00	338.00	0.00	0.00	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	1,958.48	0.00	27,410.11
Internet	1,210.80	26.00	148.85	148.85	0.00	297.70	-461.55	0.00	1,370.65
Gas	0.00	0.00	1,059.25	0.00	170.94	274.72	0.00	0.00	1,504.91
Refuse	7.60	163.79	260.32	264.54	264.54	264.54	0.00	0.00	1,225.33
Sewer	0.00	0.00	170.06	37.44	36.58	0.00	0.00	0.00	244.08
Telephone	469.46	0.00	0.00	1,319.02	402.07	229.79	178.64	0.00	2,598.98
Water	0.00	21,575.36	1,158.78	1,148.71	0.00	4,824.92	6,060.86	0.00	34,768.63
Clubhouse Cleaning	0.00	410.00	460.00	0.00	0.00	0.00	0.00	0.00	870.00
Retention Pond	33,766.75	0.00	0.00	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	0.00	0.00	621.75
Grounds Extra	3,459.45	0.00	7,223.14	0.00	0.00	0.00	0.00	0.00	10,682.59

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Total
Grounds	50,118.99	30,981.66	16,220.13	16,220.13	0.00	16,220.13	0.00	0.00	129,761.04
Irrigation System	1,577.55	1,363.12	0.00	9,022.21	538.25	669.53	0.00	0.00	13,170.66
Clubhouse Maintenance	0.00	0.00	0.00	0.00	561.00	451.00	1,015.36	0.00	2,027.36
Signage	0.00	2,500.00	1,239.60	1,304.33	0.00	0.00	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	-52.00	0.00	81,049.73
Vandalism	0.00	0.00	0.00	0.00	0.00	2,244.00	1,496.00	0.00	3,740.00
Off Duty Officers Security	0.00	0.00	0.00	0.00	3,520.00	5,280.00	0.00	0.00	8,800.00
Field Development Plan	0.00	8,140.75	25,477.44	0.00	0.00	169.00	0.00	0.00	33,787.19
Grounds Improvement	0.00	0.00	0.00	0.00	0.00	61,427.38	44,489.82	-558.50	105,358.70
Mailbox Improvement	11,173.00	0.00	0.00	3,095.00	0.00	0.00	0.00	0.00	14,268.00
Security	3,170.10	4,234.10	4,234.10	2,474.10	2,474.10	714.10	0.00	0.00	17,300.60
Bank Service Fees	372.51	50.00	329.18	161.06	170.00	89.36	166.47	87.55	1,426.13
Events/ Functions	984.89	0.00	0.00	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	0.00	0.00	112.85
Keys/Locks/ Locksmith	0.00	0.00	0.00	0.00	0.00	0.00	244.79	0.00	244.79
Credit on Prior Yr Parking Patrols	0.00	-6,000.00	0.00	0.00	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	0.00	0.00	-900.00
Total Operating Expense	166,119.93	173,776.49	102,203.70	98,250.94	50,275.79	142,616.11	57,351.91	-470.95	790,123.92
NOI - Net Operating Income	209,138.68	-10,659.73	-58,314.81	-69,649.21	-25,596.87	38,390.64	25,486.17	158.45	108,953.32

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Total
Other Income & Expense									
Other Expense									
Petty Cash	0.00	0.00	0.00	1,000.00	0.00	0.00	-1,000.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	1,000.00	0.00	0.00	-1,000.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	-1,000.00	0.00	0.00	1,000.00	0.00	0.00
Total Income	375,258.61	163,116.76	43,888.89	28,601.73	24,678.92	181,006.75	82,838.08	-312.50	899,077.24
Total Expense	166,119.93	173,776.49	102,203.70	99,250.94	50,275.79	142,616.11	56,351.91	-470.95	790,123.92
Net Income	209,138.68	-10,659.73	-58,314.81	-70,649.21	-25,596.87	38,390.64	26,486.17	158.45	108,953.32
Other Items									
Association Deposit	3,847.05	-1,228.18	34,934.77	4,373.35	21,793.20	0.00	0.00	0.00	63,720.19
Association Draw	0.00	0.00	-24,899.44	0.00	0.00	0.00	0.00	-15,822.84	-40,722.28
Net Other Items	3,847.05	-1,228.18	10,035.33	4,373.35	21,793.20	0.00	0.00	-15,822.84	22,997.91
Cash Flow	212,985.73	-11,887.91	-48,279.48	-66,275.86	-3,803.67	38,390.64	26,486.17	-15,664.39	131,951.23
Beginning Cash	20,111.92	238,796.03	244,990.84	166,676.20	151,106.63	131,575.82	114,800.86	140,942.09	20,111.92
Beginning Cash + Cash Flow	233,097.65	226,908.12	196,711.36	100,400.34	147,302.96	169,966.46	141,287.03	125,277.70	152,063.15
Actual Ending Cash	238,796.03	244,990.84	166,676.20	151,106.63	131,575.82	114,800.86	140,942.09	125,215.20	125,215.20