

Balance Sheet

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

As of: 12/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	20,111.92
Insurance Reserve	10,422.20
Unallocated Reserves	434,350.59
Emergency Reserve	11,371.00
Total Cash	476,255.71
Certificates of Deposit	1,938,987.30
Change in Value	13,399.75
TOTAL ASSETS	2,428,642.76
LIABILITIES & CAPITAL	
Liabilities	
Clubhouse Rental Deposit	1,000.00
Prepaid Assessments	16,183.74
Total Liabilities	17,183.74
Capital	
Association Deposit	910,657.55
Association Draw	-200,000.00
Beg. Balance	1,938,987.30
Calculated Retained Earnings	-238,185.83
Total Capital	2,411,459.02
TOTAL LIABILITIES & CAPITAL	2,428,642.76

Cash Flow

Professional Property Management

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

Date Range: 12/01/2022 to 12/31/2022

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	19.38	0.09	89.44	0.11
Clubhouse Fee	0.00	0.00	1,800.00	2.20
DUES INCOME				
Association Dues/ Assesments	375.00	1.65	450.00	0.55
Total DUES INCOME	375.00	1.65	450.00	0.55
Balance Fwd From Previous Mngmt	22,344.30	98.27	79,348.23	97.14
Total Operating Income	22,738.68	100.00	81,687.67	100.00
Expense				
Real Estate Taxes	0.00	0.00	4,433.37	5.43
Property Insurance	-206.50	-0.91	206.50	0.25
Parking Enforcement	1,500.00	6.60	6,000.00	7.35
Corporate Report	60.00	0.26	60.00	0.07
Legal-Non-Collections	0.00	0.00	5,234.95	6.41
Legal Collections	-1,776.03	-7.81	2,893.80	3.54
Management Fee	24,991.30	109.91	99,965.20	122.37
Supplies and Mailing	1,529.24	6.73	8,643.17	10.58
Clubhouse Admin and Supplies	1,242.29	5.46	4,553.91	5.57
Professional Fee	0.00	0.00	15,000.00	18.36
Electricity	0.00	0.00	3,428.41	4.20
Internet	0.00	0.00	143.85	0.18
Gas	0.00	0.00	11.52	0.01
Refuse	767.79	3.38	1,011.60	1.24
Sewer	0.00	0.00	22.38	0.03
Telephone	0.00	0.00	358.94	0.44
Water	0.00	0.00	28,327.85	34.68
Clubhouse Cleaning	0.00	0.00	150.76	0.18
Drainage/Storm Sewer	0.00	0.00	2,510.73	3.07
Fences	0.00	0.00	2,674.83	3.27
Grounds Extra	0.00	0.00	21,852.65	26.75
Grounds	0.00	0.00	16,220.13	19.86
Irrigation System	0.00	0.00	2,913.32	3.57
Clubhouse Maintenance	294.94	1.30	2,311.40	2.83
Playground Repairs	0.00	0.00	109.38	0.13
Gate Maintenance	-329.00	-1.45	1,771.88	2.17
Vandalism	0.00	0.00	155.78	0.19

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Off Duty Officers Security	3,684.00	16.20	9,824.00	12.03
Field Development Plan	0.00	0.00	7,789.00	9.54
Community Pathways Improvement	0.00	0.00	38,996.11	47.74
Grounds Improvement	0.00	0.00	235.19	0.29
Mailbox Improvement	3,068.00	13.49	8,627.00	10.56
Security	714.10	3.14	22,142.92	27.11
Bank Service Fees	50.00	0.22	392.97	0.48
Administrative Expenses	700.00	3.08	900.00	1.10
Total Operating Expense	36,290.13	159.60	319,873.50	391.58
NOI - Net Operating Income	-13,551.45	-59.60	-238,185.83	-291.58
Total Income	22,738.68	100.00	81,687.67	100.00
Total Expense	36,290.13	159.60	319,873.50	391.58
Net Income	-13,551.45	-59.60	-238,185.83	-291.58
Other Items				
Association Deposit	6,765.16		910,657.55	
Association Draw	0.00		-200,000.00	
Net Other Items	6,765.16		710,657.55	
Cash Flow	-6,786.29		472,471.72	
Beginning Cash	20,527.16		0.00	
Beginning Cash + Cash Flow	13,740.87		472,471.72	
Actual Ending Cash	20,111.92		20,111.92	