

Balance Sheet

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

As of: 02/28/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	244,990.84
Insurance Reserve	10,422.20
Unallocated Reserves	434,387.45
Emergency Reserve	11,371.00
Total Cash	701,171.49
Certificates of Deposit	1,938,987.30
Change in Value	16,018.62
TOTAL ASSETS	2,656,177.41
LIABILITIES & CAPITAL	
Liabilities	
Clubhouse Rental Deposit	1,000.00
Prepaid Assessments	42,782.57
Total Liabilities	43,782.57
Capital	
Association Deposit	913,276.42
Association Draw	-200,000.00
Beg. Balance	1,938,987.30
Calculated Retained Earnings	198,316.95
Calculated Prior Years Retained Earnings	-238,185.83
Total Capital	2,612,394.84
TOTAL LIABILITIES & CAPITAL	2,656,177.41

Cash Flow

Professional Property Management

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

Date Range: 02/01/2023 to 02/28/2023

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	17.49	0.01	36.86	0.01
Deposit Forfeits	0.00	0.00	200.00	0.04
Clubhouse Fee	600.00	0.37	1,000.00	0.19
DUES INCOME				
Association Dues/ Assesments	141,895.80	87.05	491,609.74	91.33
Total DUES INCOME	141,895.80	87.05	491,609.74	91.33
OTHER INCOME				
Late Fees	1,910.00	1.17	1,910.00	0.35
NSF Fees	0.00	0.00	50.00	0.01
Violation/Fines	250.00	0.15	250.00	0.05
Total OTHER INCOME	2,160.00	1.33	2,210.00	0.41
Balance Fwd From Previous Mngmt	18,333.47	11.25	43,208.77	8.03
Total Operating Income	163,006.76	100.00	538,265.37	100.00
Expense				
Property Insurance	38,719.00	23.75	38,719.00	7.19
Committees	-10.00	-0.01	0.00	0.00
Storage	3,324.00	2.04	3,324.00	0.62
Parking Enforcement	-1,500.00	-0.92	0.00	0.00
Legal-Non-Collections	3,400.02	2.09	6,990.56	1.30
Legal Collections	-5,284.66	-3.24	-1,842.14	-0.34
Management Fee	24,991.30	15.33	49,982.60	9.29
Reserve Study	1,205.00	0.74	1,205.00	0.22
Supplies and Mailing	0.00	0.00	1,796.27	0.33
Clubhouse Admin and Supplies	0.00	0.00	160.19	0.03
Professional Fee	0.00	0.00	3,000.00	0.56
Website	338.00	0.21	338.00	0.06
Internet	26.00	0.02	1,236.80	0.23
Refuse	163.79	0.10	171.39	0.03
Telephone	0.00	0.00	469.46	0.09
Water	21,575.36	13.24	21,575.36	4.01
Clubhouse Cleaning	410.00	0.25	410.00	0.08
Retention Pond	0.00	0.00	33,766.75	6.27
Grounds Extra	0.00	0.00	3,459.45	0.64
Grounds	30,981.66	19.01	81,100.65	15.07
Irrigation System	1,363.12	0.84	2,940.67	0.55

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Signage	2,500.00	1.53	2,500.00	0.46
Gate Maintenance	45,149.05	27.70	67,306.21	12.50
Field Development Plan	8,140.75	4.99	8,140.75	1.51
Mailbox Improvement	0.00	0.00	11,173.00	2.08
Security	4,234.10	2.60	7,404.20	1.38
Bank Service Fees	50.00	0.03	422.51	0.08
Events/Functions	0.00	0.00	984.89	0.18
Miscellaneous	0.00	0.00	112.85	0.02
Credit on Prior Yr Parking Patrols	-6,000.00	-3.68	-6,000.00	-1.11
Administrative Expenses	0.00	0.00	-900.00	-0.17
Total Operating Expense	173,776.49	106.61	339,948.42	63.16
NOI - Net Operating Income	-10,769.73	-6.61	198,316.95	36.84
Total Income	163,006.76	100.00	538,265.37	100.00
Total Expense	173,776.49	106.61	339,948.42	63.16
Net Income	-10,769.73	-6.61	198,316.95	36.84
Other Items				
Association Deposit	-1,228.18		2,618.87	
Net Other Items	-1,228.18		2,618.87	
Cash Flow	-11,997.91		200,935.82	
Beginning Cash	238,796.03		20,111.92	
Beginning Cash + Cash Flow	226,798.12		221,047.74	
Actual Ending Cash	244,990.84		244,990.84	

Cash Flow - 12 Month

Professional Property Management

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

Period Range: Jan 2023 to Feb 2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2023	Feb 2023	Total
Operating Income & Expense			
Income			
Interest Income	19.37	17.49	36.86
Deposit Forfeits	200.00	0.00	200.00
Clubhouse Fee	400.00	600.00	1,000.00
DUES INCOME			
Association Dues/Assessments	349,713.94	141,895.80	491,609.74
Total DUES INCOME	349,713.94	141,895.80	491,609.74
OTHER INCOME			
Late Fees	0.00	1,910.00	1,910.00
NSF Fees	50.00	0.00	50.00
Violation/Fines	0.00	250.00	250.00
Total OTHER INCOME	50.00	2,160.00	2,210.00
Balance Fwd From Previous Mngmt	24,875.30	18,333.47	43,208.77
Total Operating Income	375,258.61	163,006.76	538,265.37
Expense			
Property Insurance	0.00	38,719.00	38,719.00
Committees	10.00	-10.00	0.00
Storage	0.00	3,324.00	3,324.00
Parking Enforcement	1,500.00	-1,500.00	0.00
Legal-Non-Collections	3,590.54	3,400.02	6,990.56
Legal Collections	3,442.52	-5,284.66	-1,842.14
Management Fee	24,991.30	24,991.30	49,982.60
Reserve Study	0.00	1,205.00	1,205.00
Supplies and Mailing	1,796.27	0.00	1,796.27
Clubhouse Admin and Supplies	160.19	0.00	160.19
Professional Fee	3,000.00	0.00	3,000.00
Website	0.00	338.00	338.00
Internet	1,210.80	26.00	1,236.80

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Total
Refuse	7.60	163.79	171.39
Telephone	469.46	0.00	469.46
Water	0.00	21,575.36	21,575.36
Clubhouse Cleaning	0.00	410.00	410.00
Retention Pond	33,766.75	0.00	33,766.75
Grounds Extra	3,459.45	0.00	3,459.45
Grounds	50,118.99	30,981.66	81,100.65
Irrigation System	1,577.55	1,363.12	2,940.67
Signage	0.00	2,500.00	2,500.00
Gate Maintenance	22,157.16	45,149.05	67,306.21
Field Development Plan	0.00	8,140.75	8,140.75
Mailbox Improvement	11,173.00	0.00	11,173.00
Security	3,170.10	4,234.10	7,404.20
Bank Service Fees	372.51	50.00	422.51
Events/Functions	984.89	0.00	984.89
Miscellaneous	112.85	0.00	112.85
Credit on Prior Yr Parking Patrols	0.00	-6,000.00	-6,000.00
Administrative Expenses	-900.00	0.00	-900.00
Total Operating Expense	166,171.93	173,776.49	339,948.42
NOI - Net Operating Income	209,086.68	-10,769.73	198,316.95
Total Income	375,258.61	163,006.76	538,265.37
Total Expense	166,171.93	173,776.49	339,948.42
Net Income	209,086.68	-10,769.73	198,316.95
Other Items			
Association Deposit	3,847.05	-1,228.18	2,618.87
Net Other Items	3,847.05	-1,228.18	2,618.87
Cash Flow	212,933.73	-11,997.91	200,935.82

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Total
Beginning Cash	20,111.92	238,796.03	20,111.92
Beginning Cash + Cash Flow	233,045.65	226,798.12	221,047.74
Actual Ending Cash	238,796.03	244,990.84	244,990.84