

Balance Sheet

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

As of: 01/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	238,796.03
Insurance Reserve	10,422.20
Unallocated Reserves	434,369.96
Emergency Reserve	11,371.00
Total Cash	694,959.19
Certificates of Deposit	1,938,987.30
Change in Value	17,246.80
TOTAL ASSETS	2,651,193.29
LIABILITIES & CAPITAL	
Liabilities	
Clubhouse Rental Deposit	1,000.00
Prepaid Assessments	25,800.54
Total Liabilities	26,800.54
Capital	
Association Deposit	914,504.60
Association Draw	-200,000.00
Beg. Balance	1,938,987.30
Calculated Retained Earnings	209,086.68
Calculated Prior Years Retained Earnings	-238,185.83
Total Capital	2,624,392.75
TOTAL LIABILITIES & CAPITAL	2,651,193.29

Cash Flow

Professional Property Management

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

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

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	19.37	0.01	19.37	0.01
Deposit Forfeits	200.00	0.05	200.00	0.05
Clubhouse Fee	400.00	0.11	400.00	0.11
DUES INCOME				
Association Dues/ Assesments	349,713.94	93.19	349,713.94	93.19
Total DUES INCOME	349,713.94	93.19	349,713.94	93.19
OTHER INCOME				
NSF Fees	50.00	0.01	50.00	0.01
Total OTHER INCOME	50.00	0.01	50.00	0.01
Balance Fwd From Previous Mngmt	24,875.30	6.63	24,875.30	6.63
Total Operating Income	375,258.61	100.00	375,258.61	100.00
Expense				
Committees	10.00	0.00	10.00	0.00
Parking Enforcement	1,500.00	0.40	1,500.00	0.40
Legal-Non-Collections	3,590.54	0.96	3,590.54	0.96
Legal Collections	3,442.52	0.92	3,442.52	0.92
Management Fee	24,991.30	6.66	24,991.30	6.66
Supplies and Mailing	1,796.27	0.48	1,796.27	0.48
Clubhouse Admin and Supplies	160.19	0.04	160.19	0.04
Professional Fee	3,000.00	0.80	3,000.00	0.80
Internet	1,210.80	0.32	1,210.80	0.32
Refuse	7.60	0.00	7.60	0.00
Telephone	469.46	0.13	469.46	0.13
Retention Pond	33,766.75	9.00	33,766.75	9.00
Grounds Extra	3,459.45	0.92	3,459.45	0.92
Grounds	50,118.99	13.36	50,118.99	13.36
Irrigation System	1,577.55	0.42	1,577.55	0.42
Gate Maintenance	22,157.16	5.90	22,157.16	5.90
Mailbox Improvement	11,173.00	2.98	11,173.00	2.98
Security	3,170.10	0.84	3,170.10	0.84
Bank Service Fees	372.51	0.10	372.51	0.10
Events/Functions	984.89	0.26	984.89	0.26
Miscellaneous	112.85	0.03	112.85	0.03
Administrative Expenses	-900.00	-0.24	-900.00	-0.24
Total Operating	166,171.93	44.28	166,171.93	44.28

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Expense				
NOI - Net Operating Income	209,086.68	55.72	209,086.68	55.72
Total Income	375,258.61	100.00	375,258.61	100.00
Total Expense	166,171.93	44.28	166,171.93	44.28
Net Income	<u>209,086.68</u>	<u>55.72</u>	<u>209,086.68</u>	<u>55.72</u>
Other Items				
Association Deposit	<u>3,847.05</u>		<u>3,847.05</u>	
Net Other Items	<u>3,847.05</u>		<u>3,847.05</u>	
Cash Flow	<u>212,933.73</u>		<u>212,933.73</u>	
Beginning Cash	20,111.92		20,111.92	
Beginning Cash + Cash Flow	233,045.65		233,045.65	
Actual Ending Cash	238,796.03		238,796.03	

Cash Flow - 12 Month

Professional Property Management

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

Period Range: Jan 2023 to Jan 2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2023	Total
Operating Income & Expense		
Income		
Interest Income	19.37	19.37
Deposit Forfeits	200.00	200.00
Clubhouse Fee	400.00	400.00
DUES INCOME		
Association Dues/Assessments	349,713.94	349,713.94
Total DUES INCOME	349,713.94	349,713.94
OTHER INCOME		
NSF Fees	50.00	50.00
Total OTHER INCOME	50.00	50.00
Balance Fwd From Previous Mngmt	24,875.30	24,875.30
Total Operating Income	375,258.61	375,258.61
Expense		
Committees	10.00	10.00
Parking Enforcement	1,500.00	1,500.00
Legal-Non-Collections	3,590.54	3,590.54
Legal Collections	3,442.52	3,442.52
Management Fee	24,991.30	24,991.30
Supplies and Mailing	1,796.27	1,796.27
Clubhouse Admin and Supplies	160.19	160.19
Professional Fee	3,000.00	3,000.00
Internet	1,210.80	1,210.80
Refuse	7.60	7.60
Telephone	469.46	469.46
Retention Pond	33,766.75	33,766.75
Grounds Extra	3,459.45	3,459.45
Grounds	50,118.99	50,118.99
Irrigation System	1,577.55	1,577.55

Cash Flow - 12 Month

Account Name	Jan 2023	Total
Gate Maintenance	22,157.16	22,157.16
Mailbox Improvement	11,173.00	11,173.00
Security	3,170.10	3,170.10
Bank Service Fees	372.51	372.51
Events/Functions	984.89	984.89
Miscellaneous	112.85	112.85
Administrative Expenses	-900.00	-900.00
Total Operating Expense	166,171.93	166,171.93
NOI - Net Operating Income	209,086.68	209,086.68
Total Income	375,258.61	375,258.61
Total Expense	166,171.93	166,171.93
Net Income	209,086.68	209,086.68
Other Items		
Association Deposit	3,847.05	3,847.05
Net Other Items	3,847.05	3,847.05
Cash Flow	212,933.73	212,933.73
Beginning Cash	20,111.92	20,111.92
Beginning Cash + Cash Flow	233,045.65	233,045.65
Actual Ending Cash	238,796.03	238,796.03