

Balance Sheet

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

As of: 07/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	140,942.09
Insurance Reserve	10,422.20
Unallocated Reserves	231,340.03
Emergency Reserve	11,371.00
Total Cash	394,075.32
Certificates of Deposit	2,138,987.30
Change in Value	30,427.30
TOTAL ASSETS	2,563,489.92
LIABILITIES & CAPITAL	
Liabilities	
Clubhouse Rental Deposit	600.00
Prepaid Assessments	3,815.28
Total Liabilities	4,415.28
Capital	
Association Deposit	974,377.74
Association Draw	-224,899.44
Beg. Balance	1,938,987.30
Calculated Retained Earnings	108,794.87
Calculated Prior Years Retained Earnings	-238,185.83
Total Capital	2,559,074.64
TOTAL LIABILITIES & CAPITAL	2,563,489.92

Cash Flow

Professional Property Management

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

Date Range: 07/01/2023 to 07/31/2023

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	125.00	0.15	3,105.69	0.35
Clubhouse Fee	0.00	0.00	2,400.00	0.27
DUES INCOME				
Association Dues/ Assesments	78,719.91	95.03	787,564.31	87.57
Total DUES INCOME	78,719.91	95.03	787,564.31	87.57
OTHER INCOME				
Late Fees	1,448.25	1.75	13,386.28	1.49
NSF Fees	14.45	0.02	114.45	0.01
Violation/Fines	0.00	0.00	250.00	0.03
Total OTHER INCOME	1,462.70	1.77	13,750.73	1.53
Balance Fwd From Previous Mngmt	2,530.47	3.05	92,192.78	10.25
Total Operating Income	82,838.08	100.00	899,389.74	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	28.00	0.03	18,106.56	2.01
Management Fee	0.00	0.00	174,939.10	19.45
Reserve Study	0.00	0.00	1,205.00	0.13
Supplies and Mailing	2,227.04	2.69	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	1,958.48	2.36	27,410.11	3.05
Internet	-461.55	-0.56	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	178.64	0.22	2,598.98	0.29
Water	6,060.86	7.32	34,768.63	3.87
Clubhouse Cleaning	0.00	0.00	870.00	0.10
Retention Pond	0.00	0.00	33,766.75	3.75

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	1,015.36	1.23	2,027.36	0.23
Signage	0.00	0.00	5,043.93	0.56
Gate Maintenance	-52.00	-0.06	81,049.73	9.01
Vandalism	1,496.00	1.81	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	44,489.82	53.71	105,917.20	11.78
Mailbox Improvement	0.00	0.00	14,268.00	1.59
Security	0.00	0.00	17,300.60	1.92
Bank Service Fees	166.47	0.20	1,338.58	0.15
Events/Functions	0.00	0.00	984.89	0.11
Miscellaneous	0.00	0.00	112.85	0.01
Keys/Locks/Locksmith	244.79	0.30	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	57,351.91	69.23	790,594.87	87.90
NOI - Net Operating Income	25,486.17	30.77	108,794.87	12.10
Other Income & Expense				
Other Expense				
Petty Cash	-1,000.00	-1.21	0.00	0.00
Total Other Expense	-1,000.00	-1.21	0.00	0.00
Net Other Income	1,000.00	1.21	0.00	0.00
Total Income	82,838.08	100.00	899,389.74	100.00
Total Expense	56,351.91	68.03	790,594.87	87.90
Net Income	26,486.17	31.97	108,794.87	12.10
Other Items				
Association Deposit	0.00		63,720.19	
Association Draw	0.00		-24,899.44	
Net Other Items	0.00		38,820.75	
Cash Flow	26,486.17		147,615.62	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	114,800.86		20,111.92	
Beginning Cash + Cash Flow	141,287.03		167,727.54	
Actual Ending Cash	140,942.09		140,942.09	

Cash Flow - 12 Month

Professional Property Management

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

Period Range: Jan 2023 to Jul 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	Total
Operating Income & Expense								
Income								
Interest Income	19.37	17.49	19.92	99.03	10.92	9.50	0.00	176.23
Deposit Forfeits	200.00	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	3,105.69
Clubhouse Fee	400.00	600.00	600.00	600.00	200.00	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	787,564.31
Total DUES INCOME	349,713.94	141,910.80	22,047.69	12,848.50	11,357.64	170,965.83	78,719.91	787,564.31
OTHER INCOME								
Late Fees	0.00	1,880.00	1,202.45	1,665.75	3,185.16	4,004.67	1,448.25	13,386.28
NSF Fees	50.00	0.00	0.00	-50.00	50.00	50.00	14.45	114.45
Violation/ Fines	0.00	250.00	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	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	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	899,389.74
Expense								
Real Estate Taxes	0.00	0.00	0.00	4,545.45	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	38,719.00
Committees	10.00	-10.00	0.00	0.00	0.00	0.00	0.00	0.00

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Total
Storage	0.00	3,324.00	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
Legal-Non-Collections	3,590.54	3,400.02	0.00	1,886.00	4,809.74	462.00	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	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	174,939.10
Reserve Study	0.00	1,205.00	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	4,398.67
Clubhouse Admin and Supplies	160.19	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	5,000.00
Website	0.00	338.00	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	27,410.11
Internet	1,210.80	26.00	148.85	148.85	0.00	297.70	-461.55	1,370.65
Gas	0.00	0.00	1,059.25	0.00	170.94	274.72	0.00	1,504.91
Refuse	7.60	163.79	260.32	264.54	264.54	264.54	0.00	1,225.33
Sewer	0.00	0.00	170.06	37.44	36.58	0.00	0.00	244.08
Telephone	469.46	0.00	0.00	1,319.02	402.07	229.79	178.64	2,598.98
Water	0.00	21,575.36	1,158.78	1,148.71	0.00	4,824.92	6,060.86	34,768.63
Clubhouse Cleaning	0.00	410.00	460.00	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	33,766.75
Fixed Asset Repairs	0.00	0.00	0.00	0.00	321.75	300.00	0.00	621.75
Grounds Extra	3,459.45	0.00	7,223.14	0.00	0.00	0.00	0.00	10,682.59
Grounds	50,118.99	30,981.66	16,220.13	16,220.13	0.00	16,220.13	0.00	129,761.04
Irrigation System	1,577.55	1,363.12	0.00	9,022.21	538.25	669.53	0.00	13,170.66
Clubhouse Maintenance	0.00	0.00	0.00	0.00	561.00	451.00	1,015.36	2,027.36
Signage	0.00	2,500.00	1,239.60	1,304.33	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	81,049.73

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Total
Vandalism	0.00	0.00	0.00	0.00	0.00	2,244.00	1,496.00	3,740.00
Off Duty Officers Security	0.00	0.00	0.00	0.00	3,520.00	5,280.00	0.00	8,800.00
Field Development Plan	0.00	8,140.75	25,477.44	0.00	0.00	169.00	0.00	33,787.19
Grounds Improvement	0.00	0.00	0.00	0.00	0.00	61,427.38	44,489.82	105,917.20
Mailbox Improvement	11,173.00	0.00	0.00	3,095.00	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	17,300.60
Bank Service Fees	372.51	50.00	329.18	161.06	170.00	89.36	166.47	1,338.58
Events/ Functions	984.89	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	112.85
Keys/Locks/ Locksmith	0.00	0.00	0.00	0.00	0.00	0.00	244.79	244.79
Credit on Prior Yr Parking Patrols	0.00	-6,000.00	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	-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	790,594.87
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	108,794.87
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
Total Other Expense	0.00	0.00	0.00	1,000.00	0.00	0.00	-1,000.00	0.00
Net Other Income	0.00	0.00	0.00	-1,000.00	0.00	0.00	1,000.00	0.00

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Total
Total Income	375,258.61	163,116.76	43,888.89	28,601.73	24,678.92	181,006.75	82,838.08	899,389.74
Total Expense	166,119.93	173,776.49	102,203.70	99,250.94	50,275.79	142,616.11	56,351.91	790,594.87
Net Income	209,138.68	-10,659.73	-58,314.81	-70,649.21	-25,596.87	38,390.64	26,486.17	108,794.87
Other Items								
Association Deposit	3,847.05	-1,228.18	34,934.77	4,373.35	21,793.20	0.00	0.00	63,720.19
Association Draw	0.00	0.00	-24,899.44	0.00	0.00	0.00	0.00	-24,899.44
Net Other Items	3,847.05	-1,228.18	10,035.33	4,373.35	21,793.20	0.00	0.00	38,820.75
Cash Flow	212,985.73	-11,887.91	-48,279.48	-66,275.86	-3,803.67	38,390.64	26,486.17	147,615.62
Beginning Cash	20,111.92	238,796.03	244,990.84	166,676.20	151,106.63	131,575.82	114,800.86	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	167,727.54
Actual Ending Cash	238,796.03	244,990.84	166,676.20	151,106.63	131,575.82	114,800.86	140,942.09	140,942.09