

## Balance Sheet

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

As of: 03/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Cash in Bank	166,676.20
Insurance Reserve	10,422.20
Unallocated Reserves	459,306.81
Emergency Reserve	11,371.00
<b>Total Cash</b>	<b>647,776.21</b>
Certificates of Deposit	1,938,987.30
Change in Value	26,053.95
<b>TOTAL ASSETS</b>	<b>2,612,817.46</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Clubhouse Rental Deposit	1,000.00
Prepaid Assessments	47,636.35
<b>Total Liabilities</b>	<b>48,636.35</b>
<b>Capital</b>	
Association Deposit	948,211.19
Association Draw	-224,899.44
Beg. Balance	1,938,987.30
Calculated Retained Earnings	140,067.89
Calculated Prior Years Retained Earnings	-238,185.83
<b>Total Capital</b>	<b>2,564,181.11</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>2,612,817.46</b>

## Cash Flow

### Professional Property Management

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

Date Range: 03/01/2023 to 03/31/2023

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Interest Income	19.92	0.05	56.78	0.01
Deposit Forfeits	0.00	0.00	200.00	0.03
CC&Rs Violation Fines	325.00	0.74	325.00	0.06
Clubhouse Fee	600.00	1.37	1,600.00	0.27
<b>DUES INCOME</b>				
Association Dues/ Assesments	22,047.69	50.16	513,657.43	88.22
<b>Total DUES INCOME</b>	<b>22,047.69</b>	<b>50.16</b>	<b>513,657.43</b>	<b>88.22</b>
<b>OTHER INCOME</b>				
Late Fees	1,202.45	2.74	3,112.45	0.53
NSF Fees	0.00	0.00	50.00	0.01
Violation/Fines	0.00	0.00	250.00	0.04
<b>Total OTHER INCOME</b>	<b>1,202.45</b>	<b>2.74</b>	<b>3,412.45</b>	<b>0.59</b>
Balance Fwd From Previous Mngmt	19,759.58	44.95	62,968.35	10.82
<b>Total Operating Income</b>	<b>43,954.64</b>	<b>100.00</b>	<b>582,220.01</b>	<b>100.00</b>
<b>Expense</b>				
Property Insurance	0.00	0.00	38,719.00	6.65
Storage	0.00	0.00	3,324.00	0.57
Legal-Non-Collections	0.00	0.00	6,990.56	1.20
Legal Collections	-1,586.76	-3.61	-3,428.90	-0.59
Management Fee	24,991.30	56.86	74,973.90	12.88
Reserve Study	0.00	0.00	1,205.00	0.21
Supplies and Mailing	231.81	0.53	2,028.08	0.35
Clubhouse Admin and Supplies	0.00	0.00	160.19	0.03
Professional Fee	0.00	0.00	3,000.00	0.52
Website	0.00	0.00	338.00	0.06
Electricity	15,707.33	35.74	15,707.33	2.70
Internet	148.85	0.34	1,385.65	0.24
Gas	1,059.25	2.41	1,059.25	0.18
Refuse	260.32	0.59	431.71	0.07
Sewer	170.06	0.39	170.06	0.03
Telephone	0.00	0.00	469.46	0.08
Water	1,158.78	2.64	22,734.14	3.90
Clubhouse Cleaning	460.00	1.05	870.00	0.15
Retention Pond	0.00	0.00	33,766.75	5.80
Grounds Extra	7,223.14	16.43	10,682.59	1.83

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Grounds	16,220.13	36.90	97,320.78	16.72
Irrigation System	0.00	0.00	2,940.67	0.51
Signage	1,239.60	2.82	3,739.60	0.64
Gate Maintenance	4,879.17	11.10	72,185.38	12.40
Field Development Plan	25,477.44	57.96	33,618.19	5.77
Mailbox Improvement	0.00	0.00	11,173.00	1.92
Security	4,234.10	9.63	11,638.30	2.00
Bank Service Fees	329.18	0.75	751.69	0.13
Events/Functions	0.00	0.00	984.89	0.17
Miscellaneous	0.00	0.00	112.85	0.02
Credit on Prior Yr Parking Patrols	0.00	0.00	-6,000.00	-1.03
Administrative Expenses	0.00	0.00	-900.00	-0.15
<b>Total Operating Expense</b>	<b>102,203.70</b>	<b>232.52</b>	<b>442,152.12</b>	<b>75.94</b>
<b>NOI - Net Operating Income</b>	<b>-58,249.06</b>	<b>-132.52</b>	<b>140,067.89</b>	<b>24.06</b>
Total Income	43,954.64	100.00	582,220.01	100.00
Total Expense	102,203.70	232.52	442,152.12	75.94
<b>Net Income</b>	<b>-58,249.06</b>	<b>-132.52</b>	<b>140,067.89</b>	<b>24.06</b>
<b>Other Items</b>				
Association Deposit	34,934.77		37,553.64	
Association Draw	-24,899.44		-24,899.44	
<b>Net Other Items</b>	<b>10,035.33</b>		<b>12,654.20</b>	
<b>Cash Flow</b>	<b>-48,213.73</b>		<b>152,722.09</b>	
<b>Beginning Cash</b>	<b>244,990.84</b>		<b>20,111.92</b>	
<b>Beginning Cash + Cash Flow</b>	<b>196,777.11</b>		<b>172,834.01</b>	
<b>Actual Ending Cash</b>	<b>166,676.20</b>		<b>166,676.20</b>	

## Cash Flow - 12 Month

### Professional Property Management

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

Period Range: Jan 2023 to Mar 2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2023	Feb 2023	Mar 2023	Total
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Interest Income	19.37	17.49	19.92	56.78
Deposit Forfeits	200.00	0.00	0.00	200.00
CC&Rs Violation Fines	0.00	0.00	325.00	325.00
Clubhouse Fee	400.00	600.00	600.00	1,600.00
<b>DUES INCOME</b>				
Association Dues/Assessments	349,713.94	141,895.80	22,047.69	513,657.43
<b>Total DUES INCOME</b>	<b>349,713.94</b>	<b>141,895.80</b>	<b>22,047.69</b>	<b>513,657.43</b>
<b>OTHER INCOME</b>				
Late Fees	0.00	1,910.00	1,202.45	3,112.45
NSF Fees	50.00	0.00	0.00	50.00
Violation/Fines	0.00	250.00	0.00	250.00
<b>Total OTHER INCOME</b>	<b>50.00</b>	<b>2,160.00</b>	<b>1,202.45</b>	<b>3,412.45</b>
Balance Fwd From Previous Mngmt	24,875.30	18,333.47	19,759.58	62,968.35
<b>Total Operating Income</b>	<b>375,258.61</b>	<b>163,006.76</b>	<b>43,954.64</b>	<b>582,220.01</b>
<b>Expense</b>				
Property Insurance	0.00	38,719.00	0.00	38,719.00
Committees	10.00	-10.00	0.00	0.00
Storage	0.00	3,324.00	0.00	3,324.00
Parking Enforcement	1,500.00	-1,500.00	0.00	0.00
Legal-Non-Collections	3,590.54	3,400.02	0.00	6,990.56
Legal Collections	3,442.52	-5,284.66	-1,586.76	-3,428.90
Management Fee	24,991.30	24,991.30	24,991.30	74,973.90
Reserve Study	0.00	1,205.00	0.00	1,205.00
Supplies and Mailing	1,796.27	0.00	231.81	2,028.08
Clubhouse Admin and Supplies	160.19	0.00	0.00	160.19
Professional Fee	3,000.00	0.00	0.00	3,000.00

## Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Total
Website	0.00	338.00	0.00	338.00
Electricity	0.00	0.00	15,707.33	15,707.33
Internet	1,210.80	26.00	148.85	1,385.65
Gas	0.00	0.00	1,059.25	1,059.25
Refuse	7.60	163.79	260.32	431.71
Sewer	0.00	0.00	170.06	170.06
Telephone	469.46	0.00	0.00	469.46
Water	0.00	21,575.36	1,158.78	22,734.14
Clubhouse Cleaning	0.00	410.00	460.00	870.00
Retention Pond	33,766.75	0.00	0.00	33,766.75
Grounds Extra	3,459.45	0.00	7,223.14	10,682.59
Grounds	50,118.99	30,981.66	16,220.13	97,320.78
Irrigation System	1,577.55	1,363.12	0.00	2,940.67
Signage	0.00	2,500.00	1,239.60	3,739.60
Gate Maintenance	22,157.16	45,149.05	4,879.17	72,185.38
Field Development Plan	0.00	8,140.75	25,477.44	33,618.19
Mailbox Improvement	11,173.00	0.00	0.00	11,173.00
Security	3,170.10	4,234.10	4,234.10	11,638.30
Bank Service Fees	372.51	50.00	329.18	751.69
Events/Functions	984.89	0.00	0.00	984.89
Miscellaneous	112.85	0.00	0.00	112.85
Credit on Prior Yr Parking Patrols	0.00	-6,000.00	0.00	-6,000.00
Administrative Expenses	-900.00	0.00	0.00	-900.00
<b>Total Operating Expense</b>	<b>166,171.93</b>	<b>173,776.49</b>	<b>102,203.70</b>	<b>442,152.12</b>
<b>NOI - Net Operating Income</b>	<b>209,086.68</b>	<b>-10,769.73</b>	<b>-58,249.06</b>	<b>140,067.89</b>
Total Income	375,258.61	163,006.76	43,954.64	582,220.01
Total Expense	166,171.93	173,776.49	102,203.70	442,152.12
<b>Net Income</b>	<b>209,086.68</b>	<b>-10,769.73</b>	<b>-58,249.06</b>	<b>140,067.89</b>
<b>Other Items</b>				
Association Deposit	3,847.05	-1,228.18	34,934.77	37,553.64

### Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Total
Association Draw	0.00	0.00	-24,899.44	-24,899.44
<b>Net Other Items</b>	<b>3,847.05</b>	<b>-1,228.18</b>	<b>10,035.33</b>	<b>12,654.20</b>
<b>Cash Flow</b>	<b>212,933.73</b>	<b>-11,997.91</b>	<b>-48,213.73</b>	<b>152,722.09</b>
<b>Beginning Cash</b>	<b>20,111.92</b>	<b>238,796.03</b>	<b>244,990.84</b>	<b>20,111.92</b>
<b>Beginning Cash + Cash Flow</b>	<b>233,045.65</b>	<b>226,798.12</b>	<b>196,777.11</b>	<b>172,834.01</b>
<b>Actual Ending Cash</b>	<b>238,796.03</b>	<b>244,990.84</b>	<b>166,676.20</b>	<b>166,676.20</b>