

Balance Sheet

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

As of: 05/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	131,785.80
Insurance Reserve	10,422.20
Unallocated Reserves	231,330.53
Emergency Reserve	11,371.00
Total Cash	384,909.53
Certificates of Deposit	2,138,987.30
Change in Value	30,427.30
TOTAL ASSETS	2,554,324.13
LIABILITIES & CAPITAL	
Liabilities	
Clubhouse Rental Deposit	800.00
Prepaid Assessments	58,862.17
Total Liabilities	59,662.17
Capital	
Association Deposit	974,377.74
Association Draw	-224,899.44
Beg. Balance	1,938,987.30
Calculated Retained Earnings	44,382.19
Calculated Prior Years Retained Earnings	-238,185.83
Total Capital	2,494,661.96
TOTAL LIABILITIES & CAPITAL	2,554,324.13

Cash Flow

Professional Property Management

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

Date Range: 05/01/2023 to 05/31/2023

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	10.92	0.04	166.73	0.03
Deposit Forfeits	0.00	0.00	200.00	0.03
CC&Rs Violation Fines	791.66	3.19	1,655.69	0.26
Clubhouse Fee	200.00	0.80	2,400.00	0.38
DUES INCOME				
Association Dues/ Assesments	11,357.64	45.70	537,863.57	84.72
Total DUES INCOME	11,357.64	45.70	537,863.57	84.72
OTHER INCOME				
Late Fees	3,357.66	13.51	8,123.01	1.28
NSF Fees	50.00	0.20	50.00	0.01
Violation/Fines	0.00	0.00	250.00	0.04
Total OTHER INCOME	3,407.66	13.71	8,423.01	1.33
Balance Fwd From Previous Mngmt	9,083.54	36.55	84,192.06	13.26
Total Operating Income	24,851.42	100.00	634,901.06	100.00
Expense				
Real Estate Taxes	0.00	0.00	4,545.45	0.72
Property Insurance	0.00	0.00	38,719.00	6.10
Storage	0.00	0.00	3,324.00	0.52
Legal-Non-Collections	4,809.74	19.35	13,686.30	2.16
Legal Collections	-294.81	-1.19	21,547.22	3.39
Management Fee	24,991.30	100.56	124,956.50	19.68
Reserve Study	0.00	0.00	1,205.00	0.19
Supplies and Mailing	51.60	0.21	2,204.15	0.35
Clubhouse Admin and Supplies	0.00	0.00	160.19	0.03
Professional Fee	0.00	0.00	5,000.00	0.79
Website	0.00	0.00	338.00	0.05
Electricity	2,978.82	11.99	22,247.11	3.50
Internet	0.00	0.00	1,534.50	0.24
Gas	170.94	0.69	1,230.19	0.19
Refuse	264.54	1.06	960.79	0.15
Sewer	36.58	0.15	244.08	0.04
Telephone	312.09	1.26	2,100.57	0.33
Water	0.00	0.00	23,882.85	3.76
Clubhouse Cleaning	0.00	0.00	870.00	0.14
Retention Pond	0.00	0.00	33,766.75	5.32

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Fixed Asset Repairs	321.75	1.29	321.75	0.05
Grounds Extra	0.00	0.00	10,682.59	1.68
Grounds	0.00	0.00	113,540.91	17.88
Irrigation System	538.25	2.17	12,501.13	1.97
Clubhouse Maintenance	561.00	2.26	561.00	0.09
Signage	0.00	0.00	5,043.93	0.79
Gate Maintenance	9,279.91	37.34	81,191.73	12.79
Off Duty Officers Security	3,520.00	14.16	3,520.00	0.55
Field Development Plan	0.00	0.00	33,618.19	5.30
Mailbox Improvement	0.00	0.00	14,268.00	2.25
Security	2,474.10	9.96	16,586.50	2.61
Bank Service Fees	50.00	0.20	962.75	0.15
Events/Functions	0.00	0.00	984.89	0.16
Miscellaneous	0.00	0.00	112.85	0.02
Credit on Prior Yr Parking Patrols	0.00	0.00	-6,000.00	-0.95
Administrative Expenses	0.00	0.00	-900.00	-0.14
Total Operating Expense	50,065.81	201.46	589,518.87	92.85
NOI - Net Operating Income	-25,214.39	-101.46	45,382.19	7.15
Other Income & Expense				
Other Expense				
Petty Cash	0.00	0.00	1,000.00	0.16
Total Other Expense	0.00	0.00	1,000.00	0.16
Net Other Income	0.00	0.00	-1,000.00	-0.16
Total Income	24,851.42	100.00	634,901.06	100.00
Total Expense	50,065.81	201.46	590,518.87	93.01
Net Income	-25,214.39	-101.46	44,382.19	6.99
Other Items				
Association Deposit	21,793.20		63,720.19	
Association Draw	0.00		-24,899.44	
Net Other Items	21,793.20		38,820.75	
Cash Flow	-3,421.19		83,202.94	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	151,106.63		20,111.92	
Beginning Cash + Cash Flow	147,685.44		103,314.86	
Actual Ending Cash	131,785.80		131,785.80	

Cash Flow - 12 Month

Professional Property Management

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

Period Range: Jan 2023 to May 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	Total
Operating Income & Expense						
Income						
Interest Income	19.37	17.49	19.92	99.03	10.92	166.73
Deposit Forfeits	200.00	0.00	0.00	0.00	0.00	200.00
CC&Rs Violation Fines	0.00	125.00	325.00	414.03	791.66	1,655.69
Clubhouse Fee	400.00	600.00	600.00	600.00	200.00	2,400.00
DUES INCOME						
Association Dues/Assessments	349,713.94	141,895.80	22,047.69	12,848.50	11,357.64	537,863.57
Total DUES INCOME	349,713.94	141,895.80	22,047.69	12,848.50	11,357.64	537,863.57
OTHER INCOME						
Late Fees	0.00	1,895.00	1,202.45	1,667.90	3,357.66	8,123.01
NSF Fees	50.00	0.00	0.00	-50.00	50.00	50.00
Violation/Fines	0.00	250.00	0.00	0.00	0.00	250.00
Total OTHER INCOME	50.00	2,145.00	1,202.45	1,617.90	3,407.66	8,423.01
Balance Fwd From Previous Mngmt	24,875.30	18,333.47	19,759.58	12,140.17	9,083.54	84,192.06
Total Operating Income	375,258.61	163,116.76	43,954.64	27,719.63	24,851.42	634,901.06
Expense						
Real Estate Taxes	0.00	0.00	0.00	4,545.45	0.00	4,545.45
Property Insurance	0.00	38,719.00	0.00	0.00	0.00	38,719.00
Committees	10.00	-10.00	0.00	0.00	0.00	0.00
Storage	0.00	3,324.00	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
Legal-Non-Collections	3,590.54	3,400.02	0.00	1,886.00	4,809.74	13,686.30
Legal Collections	3,442.52	-5,284.66	-1,586.76	25,270.93	-294.81	21,547.22
Management Fee	24,991.30	24,991.30	24,991.30	24,991.30	24,991.30	124,956.50

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Total
Reserve Study	0.00	1,205.00	0.00	0.00	0.00	1,205.00
Supplies and Mailing	1,796.27	0.00	231.81	124.47	51.60	2,204.15
Clubhouse Admin and Supplies	160.19	0.00	0.00	0.00	0.00	160.19
Professional Fee	3,000.00	0.00	0.00	2,000.00	0.00	5,000.00
Website	0.00	338.00	0.00	0.00	0.00	338.00
Electricity	0.00	0.00	15,707.33	3,560.96	2,978.82	22,247.11
Internet	1,210.80	26.00	148.85	148.85	0.00	1,534.50
Gas	0.00	0.00	1,059.25	0.00	170.94	1,230.19
Refuse	7.60	163.79	260.32	264.54	264.54	960.79
Sewer	0.00	0.00	170.06	37.44	36.58	244.08
Telephone	469.46	0.00	0.00	1,319.02	312.09	2,100.57
Water	0.00	21,575.36	1,158.78	1,148.71	0.00	23,882.85
Clubhouse Cleaning	0.00	410.00	460.00	0.00	0.00	870.00
Retention Pond	33,766.75	0.00	0.00	0.00	0.00	33,766.75
Fixed Asset Repairs	0.00	0.00	0.00	0.00	321.75	321.75
Grounds Extra	3,459.45	0.00	7,223.14	0.00	0.00	10,682.59
Grounds	50,118.99	30,981.66	16,220.13	16,220.13	0.00	113,540.91
Irrigation System	1,577.55	1,363.12	0.00	9,022.21	538.25	12,501.13
Clubhouse Maintenance	0.00	0.00	0.00	0.00	561.00	561.00
Signage	0.00	2,500.00	1,239.60	1,304.33	0.00	5,043.93
Gate Maintenance	22,157.16	45,149.05	4,879.17	-273.56	9,279.91	81,191.73
Off Duty Officers Security	0.00	0.00	0.00	0.00	3,520.00	3,520.00
Field Development Plan	0.00	8,140.75	25,477.44	0.00	0.00	33,618.19
Mailbox Improvement	11,173.00	0.00	0.00	3,095.00	0.00	14,268.00
Security	3,170.10	4,234.10	4,234.10	2,474.10	2,474.10	16,586.50
Bank Service Fees	372.51	50.00	329.18	161.06	50.00	962.75
Events/Functions	984.89	0.00	0.00	0.00	0.00	984.89
Miscellaneous	112.85	0.00	0.00	0.00	0.00	112.85
Credit on Prior Yr Parking Patrols	0.00	-6,000.00	0.00	0.00	0.00	-6,000.00
Administrative Expenses	-900.00	0.00	0.00	0.00	0.00	-900.00

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Total
Total Operating Expense	166,171.93	173,776.49	102,203.70	97,300.94	50,065.81	589,518.87
NOI - Net Operating Income	209,086.68	-10,659.73	-58,249.06	-69,581.31	-25,214.39	45,382.19
Other Income & Expense						
Other Expense						
Petty Cash	0.00	0.00	0.00	1,000.00	0.00	1,000.00
Total Other Expense	0.00	0.00	0.00	1,000.00	0.00	1,000.00
Net Other Income	0.00	0.00	0.00	-1,000.00	0.00	-1,000.00
Total Income	375,258.61	163,116.76	43,954.64	27,719.63	24,851.42	634,901.06
Total Expense	166,171.93	173,776.49	102,203.70	98,300.94	50,065.81	590,518.87
Net Income	209,086.68	-10,659.73	-58,249.06	-70,581.31	-25,214.39	44,382.19
Other Items						
Association Deposit	3,847.05	-1,228.18	34,934.77	4,373.35	21,793.20	63,720.19
Association Draw	0.00	0.00	-24,899.44	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	38,820.75
Cash Flow	212,933.73	-11,887.91	-48,213.73	-66,207.96	-3,421.19	83,202.94
Beginning Cash	20,111.92	238,796.03	244,990.84	166,676.20	151,106.63	20,111.92
Beginning Cash + Cash Flow	233,045.65	226,908.12	196,777.11	100,468.24	147,685.44	103,314.86
Actual Ending Cash	238,796.03	244,990.84	166,676.20	151,106.63	131,785.80	131,785.80