

## Balance Sheet

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

As of: 11/30/2022

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	20,527.16
Insurance Reserve	10,422.20
Unallocated Reserves	434,331.21
Emergency Reserve	11,371.00
<b>Total Cash</b>	<b>476,651.57</b>
Certificates of Deposit	1,938,987.30
Change in Value	6,634.59
<b>TOTAL ASSETS</b>	<b>2,422,273.46</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Clubhouse Rental Deposit	1,400.00
Prepaid Assessments	3,328.15
Clearing	-700.00
<b>Total Liabilities</b>	<b>4,028.15</b>
<b>Capital</b>	
Association Deposit	903,892.39
Association Draw	-200,000.00
Beg. Balance	1,938,987.30
Calculated Retained Earnings	-224,634.38
<b>Total Capital</b>	<b>2,418,245.31</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>2,422,273.46</b>

## Cash Flow

### Professional Property Management

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

Date Range: 11/01/2022 to 11/30/2022

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	20.06	0.08	70.06	0.12
Clubhouse Fee	400.00	1.53	1,800.00	3.05
<b>DUES INCOME</b>				
Association Dues/ Assesments	0.00	0.00	75.00	0.13
<b>Total DUES INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>75.00</b>	<b>0.13</b>
Balance Fwd From Previous Mngmt	25,672.36	98.39	57,003.93	96.70
<b>Total Operating Income</b>	<b>26,092.42</b>	<b>100.00</b>	<b>58,948.99</b>	<b>100.00</b>
<b>Expense</b>				
Real Estate Taxes	0.00	0.00	4,433.37	7.52
Property Insurance	413.00	1.58	413.00	0.70
Parking Enforcement	3,000.00	11.50	4,500.00	7.63
Legal-Non-Collections	3,234.95	12.40	5,234.95	8.88
Legal Collections	4,669.83	17.90	4,669.83	7.92
Management Fee	24,991.30	95.78	74,973.90	127.18
Supplies and Mailing	5,458.57	20.92	7,113.93	12.07
Clubhouse Admin and Supplies	1,233.51	4.73	3,311.62	5.62
Professional Fee	0.00	0.00	15,000.00	25.45
Electricity	0.00	0.00	3,428.41	5.82
Internet	0.00	0.00	143.85	0.24
Gas	0.00	0.00	11.52	0.02
Refuse	0.00	0.00	243.81	0.41
Sewer	0.00	0.00	22.38	0.04
Telephone	0.00	0.00	358.94	0.61
Water	0.00	0.00	28,327.85	48.05
Clubhouse Cleaning	150.76	0.58	150.76	0.26
Drainage/Storm Sewer	2,510.73	9.62	2,510.73	4.26
Fences	0.00	0.00	2,674.83	4.54
Grounds Extra	9,846.00	37.74	21,852.65	37.07
Grounds	0.00	0.00	16,220.13	27.52
Irrigation System	0.00	0.00	2,913.32	4.94
Clubhouse Maintenance	0.00	0.00	2,016.46	3.42
Playground Repairs	0.00	0.00	109.38	0.19
Gate Maintenance	1,521.21	5.83	2,100.88	3.56
Vandalism	0.00	0.00	155.78	0.26
Off Duty Officers	3,684.00	14.12	6,140.00	10.42

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Security				
Field Development Plan	0.00	0.00	7,789.00	13.21
Community Pathways Improvement	0.00	0.00	38,996.11	66.15
Grounds Improvement	235.19	0.90	235.19	0.40
Mailbox Improvement	0.00	0.00	5,559.00	9.43
Security	21,428.82	82.13	21,428.82	36.35
Bank Service Fees	75.00	0.29	342.97	0.58
Administrative Expenses	200.00	0.77	200.00	0.34
<b>Total Operating Expense</b>	<b>82,652.87</b>	<b>316.77</b>	<b>283,583.37</b>	<b>481.07</b>
<b>NOI - Net Operating Income</b>	<b>-56,560.45</b>	<b>-216.77</b>	<b>-224,634.38</b>	<b>-381.07</b>
Total Income	26,092.42	100.00	58,948.99	100.00
Total Expense	82,652.87	316.77	283,583.37	481.07
<b>Net Income</b>	<b>-56,560.45</b>	<b>-216.77</b>	<b>-224,634.38</b>	<b>-381.07</b>
<b>Other Items</b>				
Association Deposit	32,357.21		903,892.39	
Association Draw	0.00		-200,000.00	
<b>Net Other Items</b>	<b>32,357.21</b>		<b>703,892.39</b>	
<b>Cash Flow</b>	<b>-24,203.24</b>		<b>479,258.01</b>	
<b>Beginning Cash</b>	<b>75,543.74</b>		<b>0.00</b>	
<b>Beginning Cash + Cash Flow</b>	<b>51,340.50</b>		<b>479,258.01</b>	
<b>Actual Ending Cash</b>	<b>20,527.16</b>		<b>20,527.16</b>	