

Balance Sheet

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

As of: 10/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	75,543.74
Insurance Reserve	10,422.20
Unallocated Reserves	405,323.90
Emergency Reserve	11,371.00
Total Cash	502,660.84
Certificates of Deposit	1,938,987.30
Change in Value	3,266.90
TOTAL ASSETS	2,444,915.04
LIABILITIES & CAPITAL	
Liabilities	
Clubhouse Rental Deposit	1,600.00
Prepaid Assessments	1,566.49
Clearing	-700.00
Total Liabilities	2,466.49
Capital	
Association Deposit	871,535.18
Association Draw	-200,000.00
Beg. Balance	1,938,987.30
Calculated Retained Earnings	-168,073.93
Total Capital	2,442,448.55
TOTAL LIABILITIES & CAPITAL	2,444,915.04

Cash Flow

Professional Property Management

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

Date Range: 10/01/2022 to 10/31/2022

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
Operating Income & Expense				
Income				
Interest Income	25.33	0.14	50.00	0.15
Clubhouse Fee	1,200.00	6.82	1,400.00	4.26
DUES INCOME				
Association Dues/ Assesments	75.00	0.43	75.00	0.23
Total DUES INCOME	75.00	0.43	75.00	0.23
Balance Fwd From Previous Mngmt	16,303.19	92.61	31,331.57	95.36
Total Operating Income	17,603.52	100.00	32,856.57	100.00
Expense				
Real Estate Taxes	4,433.37	25.18	4,433.37	13.49
Parking Enforcement	1,500.00	8.52	1,500.00	4.57
Legal-Non-Collections	0.00	0.00	2,000.00	6.09
Management Fee	24,991.30	141.97	49,982.60	152.12
Supplies and Mailing	1,655.36	9.40	1,655.36	5.04
Clubhouse Admin and Supplies	203.02	1.15	2,078.11	6.32
Professional Fee	10,000.00	56.81	15,000.00	45.65
Electricity	1,568.12	8.91	3,428.41	10.43
Internet	143.85	0.82	143.85	0.44
Gas	11.52	0.07	11.52	0.04
Refuse	0.00	0.00	243.81	0.74
Sewer	0.00	0.00	22.38	0.07
Telephone	89.50	0.51	358.94	1.09
Water	25,910.12	147.19	28,327.85	86.22
Fences	2,674.83	15.19	2,674.83	8.14
Grounds Extra	12,006.65	68.21	12,006.65	36.54
Grounds	0.00	0.00	16,220.13	49.37
Irrigation System	2,913.32	16.55	2,913.32	8.87
Clubhouse Maintenance	1,556.46	8.84	2,016.46	6.14
Playground Repairs	109.38	0.62	109.38	0.33
Gate Maintenance	579.67	3.29	579.67	1.76
Vandalism	155.78	0.88	155.78	0.47
Off Duty Officers Security	2,456.00	13.95	2,456.00	7.47
Field Development Plan	7,789.00	44.25	7,789.00	23.71
Community Pathways Improvement	38,996.11	221.52	38,996.11	118.69

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Mailbox Improvement	5,559.00	31.58	5,559.00	16.92
Bank Service Fees	167.97	0.95	267.97	0.82
HOA Management Fees	-3,409.18	-19.37	0.00	0.00
Total Operating Expense	142,061.15	807.00	200,930.50	611.54
NOI - Net Operating Income	-124,457.63	-707.00	-168,073.93	-511.54
Total Income	17,603.52	100.00	32,856.57	100.00
Total Expense	142,061.15	807.00	200,930.50	611.54
Net Income	-124,457.63	-707.00	-168,073.93	-511.54
Other Items				
Association Deposit	184,252.06		871,535.18	
Association Draw	-180,000.00		-200,000.00	
Net Other Items	4,252.06		671,535.18	
Cash Flow	-120,205.57		503,461.25	
Beginning Cash	18,061.62		0.00	
Beginning Cash + Cash Flow	-102,143.95		503,461.25	
Actual Ending Cash	75,543.74		75,543.74	