SILVER CREEK ASSOCIATION

Financial Overview Report for September 2026

Investments

Reserve Accounts	Type	Amount	Maturity	Interest
AAB Reserve Acount	MMA	$44,510.27	N/A	0.25%
	Total Reserves:	$44,510.27		

Investments	Type	Amount	Maturity	Interest
AAB Reserve ICS	MMA	$363,686.81	N/A	0.35%
Edward Jones Investment Accounts	CD	$3,420,129.98		
	Total Investments:	$3,783,816.79		
	Total:	$3,828,327.06		

Reserve Projects

GL	Description	Date	Projected Cost	Budget

Accounting Notes

The Operating Accounts Payable in Financial Overview is only $39,701.32 that leads to correct Net Available Cash amounting $841,613.46.

Manager Notes

SILVER CREEK ASSOCIATION

Balance Sheet as of 9/30/2026

Assets	Operating	Reserve	Total
Cash Operating			
10020 - AAB Operating	$552,078.97		$552,078.97
Total Cash Operating	**$552,078.97**		**$552,078.97**
Cash Reserve			
12010 - AAB Reserves		$44,510.27	$44,510.27
12030 - AAB ICS Reserves		$363,686.81	$363,686.81
12505 - Edward Jones Reserve		$3,420,129.98	$3,420,129.98
Total Cash Reserve		**$3,828,327.06**	**$3,828,327.06**
Accounts Receivable			
15000 - Accounts Receivable	$788,462.64		$788,462.64
15107 - Accounts Receivable - Others	$50.00		$50.00
Total Accounts Receivable	**$788,512.64**		**$788,512.64**
Other Assets			
17030 - Prepaid Taxes	$22,800.00		$22,800.00
17100 - Prepaid Insurance	$19,049.36		$19,049.36
Total Other Assets	**$41,849.36**		**$41,849.36**
Total Assets	**$1,382,440.97**	**$3,828,327.06**	**$5,210,768.03**

SILVER CREEK ASSOCIATION

Balance Sheet as of 9/30/2026

Liabilities / Equity	Operating	Reserve	Total
Accounts Payable			
21010 - Accounts Payable	$39,701.32	$12,615.00	$52,316.32
Total Accounts Payable	**$39,701.32**	**$12,615.00**	**$52,316.32**
Liability			
21030 - Accrued Expenses	$364.76		$364.76
21055 - Deferred Revenue	$422,840.00		$422,840.00
24000 - Prepaid Assessments	$36,022.07		$36,022.07
Total Liability	**$459,226.83**		**$459,226.83**
Equity			
30050 - Retained Earnings	$599,145.30	$3,447,315.89	$4,046,461.19
30100 - Net Income (Loss)	$284,367.52	$264,541.20	$548,908.72
32910 - Unrealized Gains/Losses		$103,854.97	$103,854.97
Total Equity	**$883,512.82**	**$3,815,712.06**	**$4,699,224.88**
Total Liabilities / Equity	**$1,382,440.97**	**$3,828,327.06**	**$5,210,768.03**

SILVER CREEK ASSOCIATION

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
40205 - Returned Item Fees	150.00	-	150.00	1,600.00	-	1,600.00	-
41000 - Assessments	125,800.00	125,800.00	-	1,132,200.00	1,132,200.00	-	1,509,600.00
42080 - ACH Setup Fee	6.95	-	6.95	6.95	-	6.95	-
42120 - Keys/Gate Cards	52.00	-	52.00	2,710.22	-	2,710.22	-
42260 - Clubhouse Rentals	3,000.00	775.00	2,225.00	6,650.00	6,975.00	(325.00)	9,300.00
42700 - Fines and Violations	15,375.00	-	15,375.00	196,600.00	-	196,600.00	-
44000 - Late Charges	11,800.43	-	11,800.43	88,614.90	-	88,614.90	-
45000 - Miscellaneous	5.00	-	5.00	706.00	-	706.00	-
45425 - Supplemental Assessments	15,530.00	15,530.00	-	139,770.00	139,770.00	-	186,360.00
45493 - South Ridge Supplemental Assessment	-	-	-	120.00	-	120.00	-
45495 - Hillsboro Supplemental Assessment	-	-	-	60.00	-	60.00	-
45496 - Country Hollow Supplemental Assessment	-	-	-	60.00	-	60.00	-
45850 - Reserve Funding	(35,988.33)	(35,988.33)	-	(323,894.97)	(323,894.97)	-	(431,860.00)
Total Operating Income	**135,731.05**	**106,116.67**	**29,614.38**	**1,245,203.10**	**955,050.03**	**290,153.07**	**1,273,400.00**
Operating Expense							
Administration							
52020 - Accounting Services	-	837.50	837.50	3,725.00	7,537.50	3,812.50	10,050.00
52090 - Bad Debt	-	166.67	166.67	12,643.93	1,500.03	(11,143.90)	2,000.00
52100 - Bank Fees	10.00	-	(10.00)	135.00	-	(135.00)	-
52157 - Returned Item Fees	150.00	-	(150.00)	1,590.00	-	(1,590.00)	-
52160 - Delinq Admin Fee	810.00	-	(810.00)	51,055.00	-	(51,055.00)	-
52162 - Delinq Admin Fee Billed to HO	(388.90)	-	388.90	(31,079.47)	-	31,079.47	-
52250 - Insurance	4,762.33	4,852.08	89.75	42,141.77	43,668.72	1,526.95	58,225.00
52350 - Legal	3,267.50	2,916.67	(350.83)	22,340.50	26,250.03	3,909.53	35,000.00
52360 - Legal Reimbursable	7,929.54	-	(7,929.54)	103,282.87	-	(103,282.87)	-
52370 - Legal Reimbursable Billed to HO	(344.03)	-	344.03	(86,161.36)	-	86,161.36	-
52450 - Management Contract	10,918.08	10,918.08	-	98,262.72	98,262.72	-	131,017.00
52575 - Office Expenses	5,195.15	4,821.17	(373.98)	48,105.55	43,390.53	(4,715.02)	57,854.00
52620 - Management Extras	-	-	-	6,670.80	-	(6,670.80)	-
52800 - Professional Services	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
52830 - Reserve Study	-	255.83	255.83	3,670.00	2,302.47	(1,367.53)	3,070.00
52840 - Security Services	25,045.40	12,500.00	(12,545.40)	127,763.48	112,500.00	(15,263.48)	150,000.00
52870 - Social Events	-	250.00	250.00	278.86	2,250.00	1,971.14	3,000.00
52900 - Storage Fees	304.00	250.00	(54.00)	2,709.00	2,250.00	(459.00)	3,000.00
52920 - Income Taxes	-	1,833.33	1,833.33	-	16,499.97	16,499.97	22,000.00
52925 - Federal Tax	-	3,055.58	3,055.58	10,000.00	27,500.22	17,500.22	36,667.00
52930 - Real Estate Taxes	-	833.33	833.33	9,720.11	7,499.97	(2,220.14)	10,000.00
52990 - Website	-	75.33	75.33	243.83	677.97	434.14	904.00

SILVER CREEK ASSOCIATION

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
53260 - Vandalism	-	83.33	83.33	-	749.97	749.97	1,000.00
53400 - Clubhouse	-	625.00	625.00	8,799.70	5,625.00	(3,174.70)	7,500.00
54150 - Common Area	1,764.80	833.33	(931.47)	18,169.41	7,499.97	(10,669.44)	10,000.00
Total Administration	**59,423.87**	**45,273.90**	**(14,149.97)**	**454,066.70**	**407,465.10**	**(46,601.60)**	**543,287.00**
Landscaping							
59200 - Irrigation	1,353.93	1,750.00	396.07	36,790.75	15,750.00	(21,040.75)	21,000.00
59300 - Landscape Contract	21,397.10	21,458.33	61.23	192,438.10	193,124.97	686.87	257,500.00
59350 - Landscape Maintenance	-	5,058.50	5,058.50	2,017.88	45,526.50	43,508.62	60,702.00
59384 - Landscape Supplies	-	83.33	83.33	-	749.97	749.97	1,000.00
59500 - Tree Maintenance	-	4,166.67	4,166.67	32,378.61	37,500.03	5,121.42	50,000.00
Total Landscaping	**22,751.03**	**32,516.83**	**9,765.80**	**263,625.34**	**292,651.47**	**29,026.13**	**390,202.00**
Repairs and Maintenance							
60615 - Parking Enforcement	2,000.00	2,000.00	-	18,000.00	18,000.00	-	24,000.00
64671 - Playground Repairs	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
66050 - Backflow	-	208.33	208.33	2,218.27	1,874.97	(343.30)	2,500.00
66100 - Cleaning Service	-	370.83	370.83	-	3,337.47	3,337.47	4,450.00
66215 - Fences	6,121.16	833.33	(5,287.83)	6,121.16	7,499.97	1,378.81	10,000.00
66230 - Fire Equipment	-	41.67	41.67	-	375.03	375.03	500.00
66300 - Gate Repairs	-	4,166.67	4,166.67	32,345.39	37,500.03	5,154.64	50,000.00
66330 - Gate Remote	-	83.33	83.33	279.06	749.97	470.91	1,000.00
66360 - HVAC	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
66390 - Lighting	-	750.00	750.00	2,296.77	6,750.00	4,453.23	9,000.00
66410 - General Maintenance & Repairs	-	5,854.58	5,854.58	6,695.00	52,691.22	45,996.22	70,255.00
66745 - Security System	786.22	166.67	(619.55)	7,075.98	1,500.03	(5,575.95)	2,000.00
66760 - Signage	-	83.33	83.33	-	749.97	749.97	1,000.00
66780 - Storm	-	1,666.67	1,666.67	31,425.76	15,000.03	(16,425.73)	20,000.00
Total Repairs and Maintenance	**8,907.38**	**17,183.74**	**8,276.36**	**106,457.39**	**154,653.66**	**48,196.27**	**206,205.00**
Utilities							
70070 - Electricity	2,246.12	3,553.33	1,307.21	38,162.65	31,979.97	(6,182.68)	42,640.00
70270 - Gas	14.00	150.25	136.25	774.73	1,352.25	577.52	1,803.00
70300 - Internet	176.66	158.33	(18.33)	1,589.76	1,424.97	(164.79)	1,900.00
70551 - Water & Sewer	31.93	916.67	884.74	(440.21)	8,250.03	8,690.24	11,000.00
70600 - Telephone	416.13	366.67	(49.46)	3,696.72	3,300.03	(396.69)	4,400.00
70650 - Trash	304.83	283.33	(21.50)	2,690.37	2,549.97	(140.40)	3,400.00
70670 - Water	23,640.57	5,603.33	(18,037.24)	90,212.13	50,429.97	(39,782.16)	67,240.00
Total Utilities	**26,830.24**	**11,031.91**	**(15,798.33)**	**136,686.15**	**99,287.19**	**(37,398.96)**	**132,383.00**
Total Operating Expense	**117,912.52**	**106,006.38**	**(11,906.14)**	**960,835.58**	**954,057.42**	**(6,778.16)**	**1,272,077.00**
Net Operating Income (Loss)	**17,818.53**	**110.29**	**17,708.24**	**284,367.52**	**992.61**	**283,374.91**	**1,323.00**

SILVER CREEK ASSOCIATION

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Income							
43100 - Interest Reserves	135.64	-	135.64	45,289.43	-	45,289.43	-
48000 - Reserve Funding	35,988.33	35,988.33	-	323,894.97	323,894.97	-	431,860.00
Total Reserve Income	**36,123.97**	**35,988.33**	**135.64**	**369,184.40**	**323,894.97**	**45,289.43**	**431,860.00**
Reserve Expense							
Reserve							
80340 - Mailboxes	12,615.00	-	(12,615.00)	20,947.50	-	(20,947.50)	-
80370 - Playground	-	-	-	46,709.10	-	(46,709.10)	-
82000 - Bank Fees	9,459.31	-	(9,459.31)	11,816.09	-	(11,816.09)	-
83580 - Common Area	9,655.76	-	(9,655.76)	9,655.76	-	(9,655.76)	-
85220 - Clubhouse Building	-	-	-	4,143.75	-	(4,143.75)	-
85300 - Bad Debt Expense	-	-	-	11,371.00	-	(11,371.00)	-
Total Reserve	**31,730.07**	**-**	**(31,730.07)**	**104,643.20**	**-**	**(104,643.20)**	**-**
Total Reserve Expense	**31,730.07**	**-**	**(31,730.07)**	**104,643.20**	**-**	**(104,643.20)**	**-**
Net Reserve Income (Loss)	**4,393.90**	**35,988.33**	**(31,594.43)**	**264,541.20**	**323,894.97**	**(59,353.77)**	**431,860.00**
Net Total	**22,212.43**	**36,098.62**	**(13,886.19)**	**548,908.72**	**324,887.58**	**224,021.14**	**433,183.00**