

# SILVER CREEK ASSOCIATION

Balance Sheet as of 4/30/2026

---

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Cash Operating</b>			
10020 - AAB Operating	\$443,063.41		\$443,063.41
<b>Total Cash Operating</b>	<b>\$443,063.41</b>		<b>\$443,063.41</b>
<b>Cash Reserve</b>			
12010 - AAB Reserves		\$50,010.28	\$50,010.28
12030 - AAB ICS Reserves		\$612,436.38	\$612,436.38
12505 - Edward Jones Reserve		\$3,014,347.21	\$3,014,347.21
<b>Total Cash Reserve</b>		<b>\$3,676,793.87</b>	<b>\$3,676,793.87</b>
<b>Accounts Receivable</b>			
15000 - Accounts Receivable	\$672,501.46		\$672,501.46
15107 - Accounts Receivable - Others	\$50.00		\$50.00
<b>Total Accounts Receivable</b>	<b>\$672,551.46</b>		<b>\$672,551.46</b>
<b>Other Assets</b>			
17100 - Prepaid Insurance	\$42,861.01		\$42,861.01
<b>Total Other Assets</b>	<b>\$42,861.01</b>		<b>\$42,861.01</b>
<b>Total Assets</b>	<b>\$1,158,475.88</b>	<b>\$3,676,793.87</b>	<b>\$4,835,269.75</b>

# SILVER CREEK ASSOCIATION

Balance Sheet as of 4/30/2026

<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Accounts Payable</b>			
21010 - Accounts Payable	\$11,332.07		\$11,332.07
<b>Total Accounts Payable</b>	<b>\$11,332.07</b>		<b>\$11,332.07</b>
<b>Liability</b>			
21030 - Accrued Expenses	\$16,780.74		\$16,780.74
21055 - Deferred Revenue	\$282,660.00		\$282,660.00
24000 - Prepaid Assessments	\$81,488.13		\$81,488.13
<b>Total Liability</b>	<b>\$380,928.87</b>		<b>\$380,928.87</b>
<b>Equity</b>			
30050 - Retained Earnings	\$602,964.93	\$3,445,806.15	\$4,048,771.08
30100 - Net Income (Loss)	\$167,069.64	\$125,623.01	\$292,692.65
32910 - Unrealized Gains/Losses		\$103,854.97	\$103,854.97
38500 - Prior Period Adjustment	(\$3,819.63)	\$1,509.74	(\$2,309.89)
<b>Total Equity</b>	<b>\$766,214.94</b>	<b>\$3,676,793.87</b>	<b>\$4,443,008.81</b>
<b>Total Liabilities / Equity</b>	<b>\$1,158,475.88</b>	<b>\$3,676,793.87</b>	<b>\$4,835,269.75</b>

# SILVER CREEK ASSOCIATION

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
40205 - Returned Item Fees	300.00	-	300.00	700.00	-	700.00	-
41000 - Assessments	125,800.00	125,800.00	-	503,200.00	503,200.00	-	1,509,600.00
42120 - Keys/Gate Cards	35.00	-	35.00	1,416.75	-	1,416.75	-
42260 - Clubhouse Rentals	1,300.00	775.00	525.00	3,150.00	3,100.00	50.00	9,300.00
42700 - Fines and Violations	33,875.00	-	33,875.00	92,350.00	-	92,350.00	-
44000 - Late Charges	11,140.26	-	11,140.26	23,049.04	-	23,049.04	-
45000 - Miscellaneous	230.00	-	230.00	440.00	-	440.00	-
45425 - Supplemental Assessments	15,530.00	15,530.00	-	62,120.00	62,120.00	-	186,360.00
45850 - Reserve Funding	(35,988.33)	(35,988.33)	-	(143,953.32)	(143,953.32)	-	(431,860.00)
<b>Total Operating Income</b>	<b>152,221.93</b>	<b>106,116.67</b>	<b>46,105.26</b>	<b>542,472.47</b>	<b>424,466.68</b>	<b>118,005.79</b>	<b>1,273,400.00</b>

## Operating Expense

### Administration

52020 - Accounting Services	-	837.50	837.50	325.00	3,350.00	3,025.00	10,050.00
52090 - Bad Debt	12,643.93	166.67	(12,477.26)	12,643.93	666.68	(11,977.25)	2,000.00
52100 - Bank Fees	25.00	-	(25.00)	80.00	-	(80.00)	-
52157 - Returned Item Fees	300.00	-	(300.00)	690.00	-	(690.00)	-
52160 - Delinq Admin Fee	3,664.04	-	(3,664.04)	28,649.04	-	(28,649.04)	-
52162 - Delinq Admin Fee Billed to HO	(3,664.04)	-	3,664.04	(16,418.42)	-	16,418.42	-
52250 - Insurance	4,762.33	4,852.08	89.75	18,330.12	19,408.32	1,078.20	58,225.00
52350 - Legal	1,701.50	2,916.67	1,215.17	13,024.00	11,666.68	(1,357.32)	35,000.00
52360 - Legal Reimbursable	8,713.06	-	(8,713.06)	47,990.52	-	(47,990.52)	-
52370 - Legal Reimbursable Billed to HO	(13,940.06)	-	13,940.06	(46,992.90)	-	46,992.90	-
52450 - Management Contract	10,918.08	10,918.08	-	43,672.32	43,672.32	-	131,017.00
52575 - Office Expenses	3,145.04	4,821.17	1,676.13	13,382.30	19,284.68	5,902.38	57,854.00
52620 - Management Extras	2,007.60	-	(2,007.60)	3,758.80	-	(3,758.80)	-
52800 - Professional Services	-	166.67	166.67	-	666.68	666.68	2,000.00
52830 - Reserve Study	-	255.83	255.83	1,985.00	1,023.32	(961.68)	3,070.00
52840 - Security Services	12,500.00	12,500.00	-	50,000.00	50,000.00	-	150,000.00
52870 - Social Events	-	250.00	250.00	278.86	1,000.00	721.14	3,000.00
52900 - Storage Fees	304.00	250.00	(54.00)	1,188.00	1,000.00	(188.00)	3,000.00
52920 - Income Taxes	-	1,833.33	1,833.33	-	7,333.32	7,333.32	22,000.00
52925 - Federal Tax	-	3,055.58	3,055.58	10,000.00	12,222.32	2,222.32	36,667.00
52930 - Real Estate Taxes	-	833.33	833.33	9,720.11	3,333.32	(6,386.79)	10,000.00
52990 - Website	(119.35)	75.33	194.68	107.56	301.32	193.76	904.00
53260 - Vandalism	-	83.33	83.33	-	333.32	333.32	1,000.00
53400 - Clubhouse	-	625.00	625.00	2,339.31	2,500.00	160.69	7,500.00
54150 - Common Area	-	833.33	833.33	9,185.85	3,333.32	(5,852.53)	10,000.00
<b>Total Administration</b>	<b>42,961.13</b>	<b>45,273.90</b>	<b>2,312.77</b>	<b>203,939.40</b>	<b>181,095.60</b>	<b>(22,843.80)</b>	<b>543,287.00</b>

### Landscaping

# SILVER CREEK ASSOCIATION

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
59200 - Irrigation	-	1,750.00	1,750.00	231.42	7,000.00	6,768.58	21,000.00
59300 - Landscape Contract	21,377.70	21,458.33	80.63	85,510.80	85,833.32	322.52	257,500.00
59350 - Landscape Maintenance	-	5,058.50	5,058.50	672.22	20,234.00	19,561.78	60,702.00
59384 - Landscape Supplies	-	83.33	83.33	-	333.32	333.32	1,000.00
59500 - Tree Maintenance	4,380.00	4,166.67	(213.33)	18,286.50	16,666.68	(1,619.82)	50,000.00
<b>Total Landscaping</b>	<b>25,757.70</b>	<b>32,516.83</b>	<b>6,759.13</b>	<b>104,700.94</b>	<b>130,067.32</b>	<b>25,366.38</b>	<b>390,202.00</b>
<b>Repairs and Maintenance</b>							
60615 - Parking Enforcement	2,000.00	2,000.00	-	8,000.00	8,000.00	-	24,000.00
64671 - Playground Repairs	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
66050 - Backflow	424.27	208.33	(215.94)	2,218.27	833.32	(1,384.95)	2,500.00
66100 - Cleaning Service	-	370.83	370.83	-	1,483.32	1,483.32	4,450.00
66215 - Fences	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
66230 - Fire Equipment	-	41.67	41.67	-	166.68	166.68	500.00
66300 - Gate Repairs	5,686.81	4,166.67	(1,520.14)	23,266.10	16,666.68	(6,599.42)	50,000.00
66330 - Gate Remote	-	83.33	83.33	-	333.32	333.32	1,000.00
66360 - HVAC	-	125.00	125.00	-	500.00	500.00	1,500.00
66390 - Lighting	2,296.77	750.00	(1,546.77)	2,296.77	3,000.00	703.23	9,000.00
66410 - General Maintenance & Repairs	-	5,854.58	5,854.58	-	23,418.32	23,418.32	70,255.00
66745 - Security System	786.22	166.67	(619.55)	3,144.88	666.68	(2,478.20)	2,000.00
66760 - Signage	-	83.33	83.33	-	333.32	333.32	1,000.00
66780 - Storm	-	1,666.67	1,666.67	-	6,666.68	6,666.68	20,000.00
<b>Total Repairs and Maintenance</b>	<b>11,194.07</b>	<b>17,183.74</b>	<b>5,989.67</b>	<b>38,926.02</b>	<b>68,734.96</b>	<b>29,808.94</b>	<b>206,205.00</b>
<b>Utilities</b>							
70070 - Electricity	2,200.15	3,553.33	1,353.18	15,317.71	14,213.32	(1,104.39)	42,640.00
70270 - Gas	138.23	150.25	12.02	741.97	601.00	(140.97)	1,803.00
70300 - Internet	176.63	158.33	(18.30)	706.52	633.32	(73.20)	1,900.00
70551 - Water & Sewer	31.93	916.67	884.74	159.65	3,666.68	3,507.03	11,000.00
70600 - Telephone	182.36	366.67	184.31	1,575.39	1,466.68	(108.71)	4,400.00
70650 - Trash	304.83	283.33	(21.50)	1,166.22	1,133.32	(32.90)	3,400.00
70670 - Water	2,529.43	5,603.33	3,073.90	8,169.01	22,413.32	14,244.31	67,240.00
<b>Total Utilities</b>	<b>5,563.56</b>	<b>11,031.91</b>	<b>5,468.35</b>	<b>27,836.47</b>	<b>44,127.64</b>	<b>16,291.17</b>	<b>132,383.00</b>
<b>Total Operating Expense</b>	<b>85,476.46</b>	<b>106,006.38</b>	<b>20,529.92</b>	<b>375,402.83</b>	<b>424,025.52</b>	<b>48,622.69</b>	<b>1,272,077.00</b>
<b>Net Operating Income (Loss)</b>	<b>66,745.47</b>	<b>110.29</b>	<b>66,635.18</b>	<b>167,069.64</b>	<b>441.16</b>	<b>166,628.48</b>	<b>1,323.00</b>

# SILVER CREEK ASSOCIATION

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Income</b>							
43100 - Interest Reserves	2,779.20	-	2,779.20	26,285.65	-	26,285.65	-
48000 - Reserve Funding	35,988.33	35,988.33	-	143,953.32	143,953.32	-	431,860.00
<b>Total Reserve Income</b>	<b>38,767.53</b>	<b>35,988.33</b>	<b>2,779.20</b>	<b>170,238.97</b>	<b>143,953.32</b>	<b>26,285.65</b>	<b>431,860.00</b>
<b>Reserve Expense</b>							
<b>Reserve</b>							
80370 - Playground	-	-	-	29,101.21	-	(29,101.21)	-
85220 - Clubhouse Building	-	-	-	4,143.75	-	(4,143.75)	-
85300 - Bad Debt Expense	11,371.00	-	(11,371.00)	11,371.00	-	(11,371.00)	-
<b>Total Reserve</b>	<b>11,371.00</b>	<b>-</b>	<b>(11,371.00)</b>	<b>44,615.96</b>	<b>-</b>	<b>(44,615.96)</b>	<b>-</b>
<b>Total Reserve Expense</b>	<b>11,371.00</b>	<b>-</b>	<b>(11,371.00)</b>	<b>44,615.96</b>	<b>-</b>	<b>(44,615.96)</b>	<b>-</b>
<b>Net Reserve Income (Loss)</b>	<b>27,396.53</b>	<b>35,988.33</b>	<b>(8,591.80)</b>	<b>125,623.01</b>	<b>143,953.32</b>	<b>(18,330.31)</b>	<b>431,860.00</b>
<b>Net Total</b>	<b>94,142.00</b>	<b>36,098.62</b>	<b>58,043.38</b>	<b>292,692.65</b>	<b>144,394.48</b>	<b>148,298.17</b>	<b>433,183.00</b>