

# SILVER CREEK ASSOCIATION

## Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
40027 - Easement Income	-	-	-	1,100.00	-	1,100.00	-
41000 - Assessments	108,040.00	108,040.00	-	863,992.76	864,320.00	(327.24)	1,296,480.00
42120 - Keys/Gate Cards	-	-	-	1,144.31	-	1,144.31	-
42260 - Clubhouse Rentals	1,000.00	532.25	467.75	5,330.00	4,258.00	1,072.00	6,387.00
42700 - Fines and Violations	24,305.00	-	24,305.00	164,937.37	-	164,937.37	-
44000 - Late Charges	9,002.27	-	9,002.27	48,928.56	-	48,928.56	-
45000 - Miscellaneous	-	-	-	872.42	-	872.42	-
45320 - NSF Fees	70.00	-	70.00	245.00	-	245.00	-
45425 - Supplemental Assessments	15,530.00	15,530.00	-	124,240.00	124,240.00	-	186,360.00
45850 - Reserve Funding	(25,000.00)	(25,000.00)	-	(200,000.00)	(200,000.00)	-	(300,000.00)
<b>Total Income</b>	<b>132,947.27</b>	<b>99,102.25</b>	<b>33,845.02</b>	<b>1,010,790.42</b>	<b>792,818.00</b>	<b>217,972.42</b>	<b>1,189,227.00</b>
<b>Total Income</b>	<b>132,947.27</b>	<b>99,102.25</b>	<b>33,845.02</b>	<b>1,010,790.42</b>	<b>792,818.00</b>	<b>217,972.42</b>	<b>1,189,227.00</b>

## Operating Expense

### Administration

52020 - Accounting Services	-	837.50	837.50	-	6,700.00	6,700.00	10,050.00
52090 - Bad Debt	-	236.67	236.67	-	1,893.36	1,893.36	2,840.00
52100 - Bank Fees	-	-	-	10.00	-	(10.00)	-
52120 - Collection Fees	-	23.67	23.67	-	189.36	189.36	284.00
52160 - Delinq Admin Fee	-	2,852.33	2,852.33	13,294.50	22,818.64	9,524.14	34,228.00
52162 - Delinq Admin Fee Billed to HO	(7,560.00)	(4,120.00)	3,440.00	(41,375.00)	(32,960.00)	8,415.00	(49,440.00)
52250 - Insurance	4,043.17	5,200.00	1,156.83	30,729.40	41,600.00	10,870.60	62,400.00
52350 - Legal	-	4,166.67	4,166.67	13,956.72	33,333.36	19,376.64	50,000.00
52360 - Legal Reimbursable	3,965.54	5,430.08	1,464.54	76,207.52	43,440.64	(32,766.88)	65,161.00
52370 - Legal Reimbursable Billed to HO	(7,837.82)	(3,157.75)	4,680.07	(38,338.76)	(25,262.00)	13,076.76	(37,893.00)
52450 - Management Contract	10,600.08	10,666.67	66.59	84,800.64	85,333.36	532.72	128,000.00
52470 - Management Fees Extras	809.90	-	(809.90)	3,400.90	-	(3,400.90)	-
52575 - Office Expenses	104.75	4,689.75	4,585.00	26,439.13	37,518.00	11,078.87	56,277.00
52800 - Professional Services	-	952.08	952.08	-	7,616.64	7,616.64	11,425.00
52815 - Reimb Exp Billed to HO	-	(22.25)	(22.25)	(1,661.33)	(178.00)	1,483.33	(267.00)
52830 - Reserve Study	-	291.67	291.67	2,410.00	2,333.36	(76.64)	3,500.00
52840 - Security Services	3,520.00	4,166.67	646.67	29,920.00	33,333.36	3,413.36	50,000.00
52870 - Social Events	-	250.00	250.00	(1,117.13)	2,000.00	3,117.13	3,000.00
52900 - Storage Fees	290.00	250.00	(40.00)	2,903.00	2,000.00	(903.00)	3,000.00
52920 - Income Taxes	-	1,833.33	1,833.33	18,500.00	14,666.64	(3,833.36)	22,000.00
52925 - Federal Tax	-	3,055.58	3,055.58	-	24,444.64	24,444.64	36,667.00
52930 - Real Estate Taxes	-	833.33	833.33	14,753.62	6,666.64	(8,086.98)	10,000.00
52990 - Website	-	125.00	125.00	736.68	1,000.00	263.32	1,500.00
53400 - Clubhouse	-	625.00	625.00	3,922.39	5,000.00	1,077.61	7,500.00
54150 - Common Area	-	625.00	625.00	14,554.62	5,000.00	(9,554.62)	7,500.00
56380 - Irrigation Repairs and Maint	629.84	603.75	(26.09)	629.84	4,830.00	4,200.16	7,245.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Total Administration</b>	<b>8,565.46</b>	<b>40,414.75</b>	<b>31,849.29</b>	<b>254,676.74</b>	<b>323,318.00</b>	<b>68,641.26</b>	<b>484,977.00</b>
<b>Landscaping</b>							
59200 - Irrigation	231.21	1,616.17	1,384.96	25,226.66	12,929.36	(12,297.30)	19,394.00
59300 - Landscape Contract	20,753.97	20,833.33	79.36	142,948.40	166,666.64	23,718.24	250,000.00
59350 - Landscape Maintenance	-	5,058.50	5,058.50	377.39	40,468.00	40,090.61	60,702.00
59384 - Landscape Supplies	-	83.33	83.33	-	666.64	666.64	1,000.00
59500 - Tree Maintenance	-	4,166.67	4,166.67	16,952.93	33,333.36	16,380.43	50,000.00
<b>Total Landscaping</b>	<b>20,985.18</b>	<b>31,758.00</b>	<b>10,772.82</b>	<b>185,505.38</b>	<b>254,064.00</b>	<b>68,558.62</b>	<b>381,096.00</b>
<b>Repairs and Maintenance</b>							
60615 - Parking Enforcement	5,000.00	2,000.00	(3,000.00)	13,236.23	16,000.00	2,763.77	24,000.00
64671 - Playground Repairs	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
66050 - Backflow	345.00	208.33	(136.67)	1,794.00	1,666.64	(127.36)	2,500.00
66100 - Cleaning Service	-	370.83	370.83	922.50	2,966.64	2,044.14	4,450.00
66204 - Retention Pond	-	2,916.67	2,916.67	-	23,333.36	23,333.36	35,000.00
66215 - Fences	-	833.33	833.33	14,011.92	6,666.64	(7,345.28)	10,000.00
66230 - Fire Equipment	-	41.67	41.67	-	333.36	333.36	500.00
66300 - Gate Repairs	6,955.03	4,166.67	(2,788.36)	19,013.61	33,333.36	14,319.75	50,000.00
66330 - Gate Remote	-	83.33	83.33	-	666.64	666.64	1,000.00
66360 - HVAC	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
66390 - Lighting	-	123.67	123.67	14,008.58	989.36	(13,019.22)	1,484.00
66410 - General Maintenance & Repairs	-	5,854.58	5,854.58	2,978.40	46,836.64	43,858.24	70,255.00
66700 - Plumbing Repairs & Maintenance	-	-	-	528.00	-	(528.00)	-
66745 - Security System	-	166.67	166.67	5,503.54	1,333.36	(4,170.18)	2,000.00
66760 - Signage	186.15	83.33	(102.82)	1,118.47	666.64	(451.83)	1,000.00
66780 - Storm	1,190.81	1,666.67	475.86	11,303.16	13,333.36	2,030.20	20,000.00
<b>Total Repairs and Maintenance</b>	<b>13,676.99</b>	<b>19,474.08</b>	<b>5,797.09</b>	<b>84,418.41</b>	<b>155,792.64</b>	<b>71,374.23</b>	<b>233,689.00</b>
<b>Utilities</b>							
70070 - Electricity	4,244.71	3,416.67	(828.04)	29,712.37	27,333.36	(2,379.01)	41,000.00
70270 - Gas	15.51	145.83	130.32	954.63	1,166.64	212.01	1,750.00
70300 - Internet	168.32	158.33	(9.99)	1,189.39	1,266.64	77.25	1,900.00
70551 - Water & Sewer	2,562.02	466.50	(2,095.52)	16,654.39	3,732.00	(12,922.39)	5,598.00
70600 - Telephone	397.59	326.42	(71.17)	3,094.14	2,611.36	(482.78)	3,917.00
70650 - Trash	284.64	275.00	(9.64)	2,202.42	2,200.00	(2.42)	3,300.00
70670 - Water	17,863.07	2,666.67	(15,196.40)	39,306.56	21,333.36	(17,973.20)	32,000.00
<b>Total Utilities</b>	<b>25,535.86</b>	<b>7,455.42</b>	<b>(18,080.44)</b>	<b>93,113.90</b>	<b>59,643.36</b>	<b>(33,470.54)</b>	<b>89,465.00</b>
<b>Total Expense</b>	<b>68,763.49</b>	<b>99,102.25</b>	<b>30,338.76</b>	<b>617,714.43</b>	<b>792,818.00</b>	<b>175,103.57</b>	<b>1,189,227.00</b>
<b>Operating Net Total</b>	<b>64,183.78</b>	<b>-</b>	<b>64,183.78</b>	<b>393,075.99</b>	<b>-</b>	<b>393,075.99</b>	<b>-</b>

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## Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Income</b>							
43100 - Interest Reserves	30,268.18	-	30,268.18	88,822.78	-	88,822.78	-
48000 - Reserve Funding	25,000.00	25,000.00	-	200,000.00	200,000.00	-	300,000.00
<b>Total Income</b>	<b>55,268.18</b>	<b>25,000.00</b>	<b>30,268.18</b>	<b>288,822.78</b>	<b>200,000.00</b>	<b>88,822.78</b>	<b>300,000.00</b>
<b>Total Income</b>	<b>55,268.18</b>	<b>25,000.00</b>	<b>30,268.18</b>	<b>288,822.78</b>	<b>200,000.00</b>	<b>88,822.78</b>	<b>300,000.00</b>
<b>Reserve Expense</b>							
<b>Reserve</b>							
80235 - Community Pathways	-	1,666.67	1,666.67	-	13,333.36	13,333.36	20,000.00
80340 - Mailboxes	2,796.45	13,583.33	10,786.88	56,957.35	108,666.64	51,709.29	163,000.00
80370 - Playground	-	-	-	54,092.96	-	(54,092.96)	-
83640 - Gate Monuments	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
83750 - Roads	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
85220 - Clubhouse Building	-	666.67	666.67	-	5,333.36	5,333.36	8,000.00
<b>Total Reserve</b>	<b>2,796.45</b>	<b>16,750.01</b>	<b>13,953.56</b>	<b>111,050.31</b>	<b>134,000.08</b>	<b>22,949.77</b>	<b>201,000.00</b>
<b>Total Expense</b>	<b>2,796.45</b>	<b>16,750.01</b>	<b>13,953.56</b>	<b>111,050.31</b>	<b>134,000.08</b>	<b>22,949.77</b>	<b>201,000.00</b>
<b>Reserve Net Total</b>	<b>52,471.73</b>	<b>8,249.99</b>	<b>44,221.74</b>	<b>177,772.47</b>	<b>65,999.92</b>	<b>111,772.55</b>	<b>99,000.00</b>
<b>Net Total</b>	<b>116,655.51</b>	<b>8,249.99</b>	<b>108,405.52</b>	<b>570,848.46</b>	<b>65,999.92</b>	<b>504,848.54</b>	<b>99,000.00</b>