

SILVER CREEK ASSOCIATION

Balance Sheet as of 8/31/2026

Liabilities / Equity	Operating	Reserve	Total
Accounts Payable			
21010 - Accounts Payable	\$29,238.96		\$29,238.96
Total Accounts Payable	\$29,238.96		\$29,238.96
Liability			
21030 - Accrued Expenses	\$36,707.99		\$36,707.99
21055 - Deferred Revenue	\$564,170.00		\$564,170.00
24000 - Prepaid Assessments	\$30,239.21		\$30,239.21
Total Liability	\$631,117.20		\$631,117.20
Equity			
30050 - Retained Earnings	\$599,145.30	\$3,447,315.89	\$4,046,461.19
30100 - Net Income (Loss)	\$267,548.99	\$256,003.55	\$523,552.54
32910 - Unrealized Gains/Losses		\$103,854.97	\$103,854.97
Total Equity	\$866,694.29	\$3,807,174.41	\$4,673,868.70
Total Liabilities / Equity	\$1,527,050.45	\$3,807,174.41	\$5,334,224.86

SILVER CREEK ASSOCIATION

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40205 - Returned Item Fees	200.00	-	200.00	1,450.00	-	1,450.00	-
41000 - Assessments	125,800.00	125,800.00	-	1,006,400.00	1,006,400.00	-	1,509,600.00
42120 - Keys/Gate Cards	599.47	-	599.47	2,658.22	-	2,658.22	-
42260 - Clubhouse Rentals	(200.00)	775.00	(975.00)	3,650.00	6,200.00	(2,550.00)	9,300.00
42700 - Fines and Violations	37,375.00	-	37,375.00	182,225.00	-	182,225.00	-
44000 - Late Charges	13,528.92	-	13,528.92	76,814.47	-	76,814.47	-
45000 - Miscellaneous	1.00	-	1.00	701.00	-	701.00	-
45425 - Supplemental Assessments	15,530.00	15,530.00	-	124,240.00	124,240.00	-	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)	-	(287,906.64)	(287,906.64)	-	(431,860.00)
Total Operating Income	156,846.06	106,116.67	50,729.39	1,110,472.05	848,933.36	261,538.69	1,273,400.00

Operating Expense

Administration							
52020 - Accounting Services	-	837.50	837.50	3,725.00	6,700.00	2,975.00	10,050.00
52090 - Bad Debt	-	166.67	166.67	12,643.93	1,333.36	(11,310.57)	2,000.00
52100 - Bank Fees	15.00	-	(15.00)	125.00	-	(125.00)	-
52157 - Returned Item Fees	200.00	-	(200.00)	1,440.00	-	(1,440.00)	-
52160 - Delinq Admin Fee	8,161.42	-	(8,161.42)	50,245.00	-	(50,245.00)	-
52162 - Delinq Admin Fee Billed to HO	(2,497.37)	-	2,497.37	(30,690.57)	-	30,690.57	-
52250 - Insurance	4,762.33	4,852.08	89.75	37,379.44	38,816.64	1,437.20	58,225.00
52350 - Legal	4,145.00	2,916.67	(1,228.33)	19,073.00	23,333.36	4,260.36	35,000.00
52360 - Legal Reimbursable	22,725.95	-	(22,725.95)	95,353.33	-	(95,353.33)	-
52370 - Legal Reimbursable Billed to HO	(2,966.00)	-	2,966.00	(85,817.33)	-	85,817.33	-
52450 - Management Contract	10,918.08	10,918.08	-	87,344.64	87,344.64	-	131,017.00
52575 - Office Expenses	3,690.55	4,821.17	1,130.62	42,755.41	38,569.36	(4,186.05)	57,854.00
52620 - Management Extras	2,054.40	-	(2,054.40)	6,670.80	-	(6,670.80)	-
52800 - Professional Services	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
52830 - Reserve Study	300.00	255.83	(44.17)	3,670.00	2,046.64	(1,623.36)	3,070.00
52840 - Security Services	12,500.00	12,500.00	-	102,718.08	100,000.00	(2,718.08)	150,000.00
52870 - Social Events	-	250.00	250.00	278.86	2,000.00	1,721.14	3,000.00
52900 - Storage Fees	304.00	250.00	(54.00)	2,405.00	2,000.00	(405.00)	3,000.00
52920 - Income Taxes	-	1,833.33	1,833.33	-	14,666.64	14,666.64	22,000.00
52925 - Federal Tax	-	3,055.58	3,055.58	10,000.00	24,444.64	14,444.64	36,667.00
52930 - Real Estate Taxes	-	833.33	833.33	9,720.11	6,666.64	(3,053.47)	10,000.00
52990 - Website	136.27	75.33	(60.94)	380.10	602.64	222.54	904.00
53260 - Vandalism	-	83.33	83.33	-	666.64	666.64	1,000.00

SILVER CREEK ASSOCIATION

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
53400 - Clubhouse	352.99	625.00	272.01	6,209.55	5,000.00	(1,209.55)	7,500.00
54150 - Common Area	2,724.65	833.33	(1,891.32)	19,013.48	6,666.64	(12,346.84)	10,000.00
Total Administration	67,527.27	45,273.90	(22,253.37)	394,642.83	362,191.20	(32,451.63)	543,287.00
Landscaping							
59200 - Irrigation	2,891.84	1,750.00	(1,141.84)	35,436.82	14,000.00	(21,436.82)	21,000.00
59300 - Landscape Contract	21,397.10	21,458.33	61.23	171,041.00	171,666.64	625.64	257,500.00
59350 - Landscape Maintenance	1,345.66	5,058.50	3,712.84	2,017.88	40,468.00	38,450.12	60,702.00
59384 - Landscape Supplies	-	83.33	83.33	-	666.64	666.64	1,000.00
59500 - Tree Maintenance	876.80	4,166.67	3,289.87	32,378.61	33,333.36	954.75	50,000.00
Total Landscaping	26,511.40	32,516.83	6,005.43	240,874.31	260,134.64	19,260.33	390,202.00
Repairs and Maintenance							
60615 - Parking Enforcement	2,000.00	2,000.00	-	16,000.00	16,000.00	-	24,000.00
64671 - Playground Repairs	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
66050 - Backflow	-	208.33	208.33	2,218.27	1,666.64	(551.63)	2,500.00
66100 - Cleaning Service	-	370.83	370.83	-	2,966.64	2,966.64	4,450.00
66215 - Fences	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
66230 - Fire Equipment	-	41.67	41.67	-	333.36	333.36	500.00
66300 - Gate Repairs	7,133.05	4,166.67	(2,966.38)	32,345.39	33,333.36	987.97	50,000.00
66330 - Gate Remote	-	83.33	83.33	279.06	666.64	387.58	1,000.00
66360 - HVAC	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
66390 - Lighting	-	750.00	750.00	2,296.77	6,000.00	3,703.23	9,000.00
66410 - General Maintenance & Repairs	-	5,854.58	5,854.58	6,695.00	46,836.64	40,141.64	70,255.00
66745 - Security System	786.22	166.67	(619.55)	6,289.76	1,333.36	(4,956.40)	2,000.00
66760 - Signage	-	83.33	83.33	-	666.64	666.64	1,000.00
66780 - Storm	-	1,666.67	1,666.67	31,425.76	13,333.36	(18,092.40)	20,000.00
Total Repairs and Maintenance	9,919.27	17,183.74	7,264.47	97,550.01	137,469.92	39,919.91	206,205.00
Utilities							
70070 - Electricity	7,342.68	3,553.33	(3,789.35)	35,916.53	28,426.64	(7,489.89)	42,640.00
70270 - Gas	(189.02)	150.25	339.27	760.73	1,202.00	441.27	1,803.00
70300 - Internet	176.66	158.33	(18.33)	1,413.10	1,266.64	(146.46)	1,900.00
70551 - Water & Sewer	31.93	916.67	884.74	(472.14)	7,333.36	7,805.50	11,000.00
70600 - Telephone	415.83	366.67	(49.16)	3,280.59	2,933.36	(347.23)	4,400.00
70650 - Trash	304.83	283.33	(21.50)	2,385.54	2,266.64	(118.90)	3,400.00
70670 - Water	22,154.31	5,603.33	(16,550.98)	66,571.56	44,826.64	(21,744.92)	67,240.00
Total Utilities	30,237.22	11,031.91	(19,205.31)	109,855.91	88,255.28	(21,600.63)	132,383.00
Total Operating Expense	134,195.16	106,006.38	(28,188.78)	842,923.06	848,051.04	5,127.98	1,272,077.00
Net Operating Income (Loss)	22,650.90	110.29	22,540.61	267,548.99	882.32	266,666.67	1,323.00

SILVER CREEK ASSOCIATION

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
43100 - Interest Reserves	171.31	-	171.31	45,153.79	-	45,153.79	-
48000 - Reserve Funding	35,988.33	35,988.33	-	287,906.64	287,906.64	-	431,860.00
Total Reserve Income	36,159.64	35,988.33	171.31	333,060.43	287,906.64	45,153.79	431,860.00
Reserve Expense							
Reserve							
80340 - Mailboxes	-	-	-	8,332.50	-	(8,332.50)	-
80370 - Playground	-	-	-	46,709.10	-	(46,709.10)	-
82000 - Bank Fees	-	-	-	2,356.78	-	(2,356.78)	-
85220 - Clubhouse Building	-	-	-	8,287.50	-	(8,287.50)	-
85300 - Bad Debt Expense	-	-	-	11,371.00	-	(11,371.00)	-
Total Reserve	-	-	-	77,056.88	-	(77,056.88)	-
Total Reserve Expense	-	-	-	77,056.88	-	(77,056.88)	-
Net Reserve Income (Loss)	36,159.64	35,988.33	171.31	256,003.55	287,906.64	(31,903.09)	431,860.00
Net Total	58,810.54	36,098.62	22,711.92	523,552.54	288,788.96	234,763.58	433,183.00

SILVER CREEK ASSOCIATION

Summary Statement of Revenues and Expenses For 8/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Income													
40205 - Returned Item Fees	185	150	65	300	50	150	350	200	-	-	-	-	1,450
41000 - Assessments	125,800	125,800	125,800	125,800	125,800	125,800	125,800	125,800	-	-	-	-	1,006,400
42120 - Keys/Gate Cards	781	210	391	35	373	(52)	321	599	-	-	-	-	2,658
42260 - Clubhouse Rentals	(400)	1,500	750	1,300	100	400	200	(200)	-	-	-	-	3,650
42700 - Fines and Violations	15,750	25,975	16,750	33,875	17,000	20,875	14,625	37,375	-	-	-	-	182,225
44000 - Late Charges	(54)	(228)	12,191	11,140	10,837	8,240	21,159	13,529	-	-	-	-	76,814
45000 - Miscellaneous	210	-	-	230	-	-	260	1	-	-	-	-	701
45425 - Supplemental Assessments	15,530	15,530	15,530	15,530	15,530	15,530	15,530	15,530	-	-	-	-	124,240
45493 - South Ridge Supplemental Assessment	-	-	-	-	-	-	120	-	-	-	-	-	120
45495 - Hillsboro Supplemental Assessment	-	-	-	-	-	-	60	-	-	-	-	-	60
45496 - Country Hollow Supplemental Assessment	-	-	-	-	-	-	60	-	-	-	-	-	60
45850 - Reserve Funding	(35,988)	(35,988)	(35,988)	(35,988)	(35,988)	(35,988)	(35,988)	(35,988)	-	-	-	-	-287,907
Total Income	121,814	132,948	135,488	152,222	133,702	134,955	142,497	156,846	-	-	-	-	1,110,472
Total Income	121,814	132,948	135,488	152,222	133,702	134,955	142,497	156,846	-	-	-	-	1,110,472

Operating Expense

Administration													
52020 - Accounting Services	-	325	-	-	-	-	3,400	-	-	-	-	-	3,725
52090 - Bad Debt	-	-	-	12,644	-	-	-	-	-	-	-	-	12,644
52100 - Bank Fees	35	10	10	25	5	10	15	15	-	-	-	-	125
52157 - Returned Item Fees	185	60	145	300	50	150	350	200	-	-	-	-	1,440
52160 - Delinq Admin Fee	3,764	6,959	14,262	3,664	1,506	9,620	2,309	8,161	-	-	-	-	50,245
52162 - Delinq Admin Fee Billed to HO	(3,764)	(4,154)	(4,836)	(3,664)	(80)	(9,386)	(2,309)	(2,497)	-	-	-	-	-30,691
52250 - Insurance	4,043	4,762	4,762	4,762	4,762	4,762	4,762	4,762	-	-	-	-	37,379
52350 - Legal	7,996	3,327	-	1,702	1,904	-	-	4,145	-	-	-	-	19,073
52360 - Legal Reimbursable	9,222	11,354	18,701	8,713	11,814	12,823	-	22,726	-	-	-	-	95,353

SILVER CREEK ASSOCIATION

Summary Statement of Revenues and Expenses For 8/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
52370 - Legal Reimbursable Billed to HO	(11,911)	(9,909)	(11,233)	(13,940)	(10,596)	(1,917)	(23,346)	(2,966)	-	-	-	-	-85,817
52450 - Management Contract	10,918	10,918	10,918	10,918	10,918	10,918	10,918	10,918	-	-	-	-	87,345
52575 - Office Expenses	4,821	2,970	2,446	3,145	3,523	18,852	3,307	3,691	-	-	-	-	42,755
52620 - Management Extras	-	320	1,431	2,008	-	858	-	2,054	-	-	-	-	6,671
52830 - Reserve Study	1,385	300	300	-	-	-	1,385	300	-	-	-	-	3,670
52840 - Security Services	12,500	12,500	12,500	12,500	12,500	12,500	15,218	12,500	-	-	-	-	102,718
52870 - Social Events	279	-	-	-	-	-	-	-	-	-	-	-	279
52900 - Storage Fees	290	290	304	304	304	304	305	304	-	-	-	-	2,405
52925 - Federal Tax	-	-	10,000	-	-	-	-	-	-	-	-	-	10,000
52930 - Real Estate Taxes	-	-	9,720	-	-	-	-	-	-	-	-	-	9,720
52990 - Website	108	-	119	(119)	136	-	-	136	-	-	-	-	380
53400 - Clubhouse	-	1,995	345	-	353	3,164	-	353	-	-	-	-	6,210
54150 - Common Area	-	1,774	7,411	-	-	3,029	4,074	2,725	-	-	-	-	19,013
Total Administration	39,871	43,802	77,306	42,961	37,100	65,687	20,389	67,527	-	-	-	-	394,643
Landscaping													
59200 - Irrigation	231	-	-	-	22,273	7,955	2,085	2,892	-	-	-	-	35,437
59300 - Landscape Contract	21,378	21,378	21,378	21,378	21,378	21,378	21,378	21,397	-	-	-	-	171,041
59350 - Landscape Maintenance	-	-	672	-	-	-	-	1,346	-	-	-	-	2,018
59500 - Tree Maintenance	-	-	13,907	4,380	13,215	-	-	877	-	-	-	-	32,379
Total Landscaping	21,609	21,378	35,956	25,758	56,867	29,333	23,462	26,511	-	-	-	-	240,874
Repairs and Maintenance													
60615 - Parking Enforcement	2,000	-	4,000	2,000	2,000	2,000	2,000	2,000	-	-	-	-	16,000
66050 - Backflow	-	-	1,794	424	-	-	-	-	-	-	-	-	2,218
66300 - Gate Repairs	8,564	1,426	7,589	5,687	4,144	3,211	(5,408)	7,133	-	-	-	-	32,345
66330 - Gate Remote	-	-	-	-	279	-	-	-	-	-	-	-	279
66390 - Lighting	-	-	-	2,297	-	-	-	-	-	-	-	-	2,297
66410 - General Maintenance & Repairs	-	-	-	-	6,695	-	-	-	-	-	-	-	6,695

SILVER CREEK ASSOCIATION

Summary Statement of Revenues and Expenses For 8/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
66745 - Security System	786	786	786	786	786	786	786	786	-	-	-	-	6,290
66780 - Storm	-	-	-	-	31,426	-	-	-	-	-	-	-	31,426
Total Repairs and Maintenance	11,350	2,212	14,170	11,194	45,330	5,997	(2,622)	9,919	-	-	-	-	97,550
Utilities													
70070 - Electricity	3,379	3,765	5,973	2,200	4,817	4,100	4,339	7,343	-	-	-	-	35,917
70270 - Gas	208	225	171	138	98	46	64	(189)	-	-	-	-	761
70300 - Internet	177	177	177	177	177	177	177	177	-	-	-	-	1,413
70551 - Water & Sewer	2,089	(1,993)	32	32	32	32	(728)	32	-	-	-	-	-472
70600 - Telephone	400	582	411	182	232	642	416	416	-	-	-	-	3,281
70650 - Trash	278	278	305	305	305	305	305	305	-	-	-	-	2,386
70670 - Water	2,812	1,807	1,021	2,529	1,591	14,752	19,905	22,154	-	-	-	-	66,572
Total Utilities	9,342	4,841	8,090	5,564	7,250	20,054	24,478	30,237	-	-	-	-	109,856
Total Expense	82,172	72,232	135,522	85,476	146,547	121,071	65,707	134,195	-	-	-	-	842,923
Operating Net Total	\$39,642	\$60,716	(\$33)	\$66,745	(\$12,845)	\$13,884	\$76,789	\$22,651	-	-	-	-	\$267,549

SILVER CREEK ASSOCIATION

Summary Statement of Revenues and Expenses For 8/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Income													
43100 - Interest Reserves	5,047	8,098	10,361	2,779	10,862	358	7,477	171	-	-	-	-	45,154
48000 - Reserve Funding	35,988	35,988	35,988	35,988	35,988	35,988	35,988	35,988	-	-	-	-	287,907
Total Income	41,036	44,086	46,350	38,768	46,850	36,347	43,465	36,160	-	-	-	-	333,060
Total Income	41,036	44,086	46,350	38,768	46,850	36,347	43,465	36,160	-	-	-	-	333,060
Reserve Expense													
Reserve													
80340 - Mailboxes	-	-	-	-	5,500	2,833	-	-	-	-	-	-	8,333
80370 - Playground	-	-	29,101	-	-	17,608	-	-	-	-	-	-	46,709
82000 - Bank Fees	-	-	-	-	-	2,357	-	-	-	-	-	-	2,357
85220 - Clubhouse Building	-	4,144	-	-	-	4,144	-	-	-	-	-	-	8,288
85300 - Bad Debt Expense	-	-	-	11,371	-	-	-	-	-	-	-	-	11,371
Total Reserve	-	4,144	29,101	11,371	5,500	26,941	-	-	-	-	-	-	77,057
Total Expense	-	4,144	29,101	11,371	5,500	26,941	-	-	-	-	-	-	77,057
Reserve Net Total	\$41,036	\$39,942	\$17,249	\$27,397	\$41,350	\$9,406	\$43,465	\$36,160	-	-	-	-	\$256,004
Net Total	\$80,678	\$100,658	\$17,215	\$94,142	\$28,505	\$23,289	\$120,255	\$58,811	-	-	-	-	\$523,553