

SILVER CREEK ASSOCIATION

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40027 - Easement Income	-	-	-	1,100.00	-	1,100.00	-
40170 - Lawsuit Recovery	-	-	-	41,106.44	-	41,106.44	-
41000 - Assessments	108,040.00	108,040.00	-	1,295,986.43	1,296,480.00	(493.57)	1,296,480.00
42120 - Keys/Gate Cards	208.00	-	208.00	1,874.05	-	1,874.05	-
42260 - Clubhouse Rentals	1,150.00	532.25	617.75	9,780.00	6,387.00	3,393.00	6,387.00
42300 - Collection Fees	-	-	-	(17.00)	-	(17.00)	-
42700 - Fines and Violations	18,000.00	-	18,000.00	246,312.37	-	246,312.37	-
44000 - Late Charges	7,046.55	-	7,046.55	80,410.06	-	80,410.06	-
45000 - Miscellaneous	-	-	-	1,067.42	-	1,067.42	-
45320 - NSF Fees	-	-	-	455.00	-	455.00	-
45425 - Supplemental Assessments	15,530.00	15,530.00	-	186,360.00	186,360.00	-	186,360.00
45850 - Reserve Funding	(25,000.00)	(25,000.00)	-	(300,000.00)	(300,000.00)	-	(300,000.00)
Total Income	124,974.55	99,102.25	25,872.30	1,564,434.77	1,189,227.00	375,207.77	1,189,227.00
Total Income	124,974.55	99,102.25	25,872.30	1,564,434.77	1,189,227.00	375,207.77	1,189,227.00

Operating Expense

Administration

52020 - Accounting Services	-	837.50	837.50	6,625.00	10,050.00	3,425.00	10,050.00
52090 - Bad Debt	-	236.63	236.63	-	2,840.00	2,840.00	2,840.00
52100 - Bank Fees	20.00	-	(20.00)	35.00	-	(35.00)	-
52120 - Collection Fees	-	23.63	23.63	-	284.00	284.00	284.00
52160 - Delinq Admin Fee	1,740.00	2,852.37	1,112.37	40,490.13	34,228.00	(6,262.13)	34,228.00
52162 - Delinq Admin Fee Billed to HO	(1,805.00)	(4,120.00)	(2,315.00)	(55,092.12)	(49,440.00)	5,652.12	(49,440.00)
52200 - Licenses and Permits	-	-	-	(436.18)	-	436.18	-
52250 - Insurance	4,046.17	5,200.00	1,153.83	46,905.08	62,400.00	15,494.92	62,400.00
52350 - Legal	6,605.52	4,166.63	(2,438.89)	23,584.24	50,000.00	26,415.76	50,000.00
52360 - Legal Reimbursable	10,608.46	5,430.12	(5,178.34)	174,205.91	65,161.00	(109,044.91)	65,161.00
52370 - Legal Reimbursable Billed to HO	(18,467.10)	(3,157.75)	15,309.35	(147,611.51)	(37,893.00)	109,718.51	(37,893.00)
52450 - Management Contract	10,600.08	10,666.63	66.55	127,200.96	128,000.00	799.04	128,000.00
52470 - Management Fees Extras	-	-	-	6,123.90	-	(6,123.90)	-
52575 - Office Expenses	12,505.19	4,689.75	(7,815.44)	50,733.83	56,277.00	5,543.17	56,277.00
52800 - Professional Services	-	952.12	952.12	-	11,425.00	11,425.00	11,425.00
52815 - Reimb Exp Billed to HO	-	(22.25)	(22.25)	(1,661.33)	(267.00)	1,394.33	(267.00)
52830 - Reserve Study	-	291.63	291.63	2,410.00	3,500.00	1,090.00	3,500.00
52840 - Security Services	12,500.00	4,166.63	(8,333.37)	66,450.00	50,000.00	(16,450.00)	50,000.00
52870 - Social Events	-	250.00	250.00	(1,117.13)	3,000.00	4,117.13	3,000.00
52900 - Storage Fees	290.00	250.00	(40.00)	4,063.00	3,000.00	(1,063.00)	3,000.00
52920 - Income Taxes	5,250.00	1,833.37	(3,416.63)	30,500.00	22,000.00	(8,500.00)	22,000.00
52925 - Federal Tax	-	3,055.62	3,055.62	(6,845.95)	36,667.00	43,512.95	36,667.00
52930 - Real Estate Taxes	-	833.37	833.37	14,753.62	10,000.00	(4,753.62)	10,000.00
52990 - Website	-	125.00	125.00	825.54	1,500.00	674.46	1,500.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
53400 - Clubhouse	-	625.00	625.00	7,226.49	7,500.00	273.51	7,500.00
54150 - Common Area	-	625.00	625.00	29,903.95	7,500.00	(22,403.95)	7,500.00
56380 - Irrigation Repairs and Maint	-	603.75	603.75	629.84	7,245.00	6,615.16	7,245.00
Total Administration	43,893.32	40,414.75	(3,478.57)	419,902.27	484,977.00	65,074.73	484,977.00
Landscaping							
59200 - Irrigation	-	1,616.13	1,616.13	25,226.66	19,394.00	(5,832.66)	19,394.00
59300 - Landscape Contract	20,753.97	20,833.37	79.40	227,183.86	250,000.00	22,816.14	250,000.00
59350 - Landscape Maintenance	-	5,058.50	5,058.50	377.39	60,702.00	60,324.61	60,702.00
59384 - Landscape Supplies	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
59500 - Tree Maintenance	-	4,166.63	4,166.63	21,704.28	50,000.00	28,295.72	50,000.00
Total Landscaping	20,753.97	31,758.00	11,004.03	274,492.19	381,096.00	106,603.81	381,096.00
Repairs and Maintenance							
60615 - Parking Enforcement	4,000.00	2,000.00	(2,000.00)	24,636.23	24,000.00	(636.23)	24,000.00
64671 - Playground Repairs	-	833.37	833.37	-	10,000.00	10,000.00	10,000.00
66050 - Backflow	-	208.37	208.37	2,389.08	2,500.00	110.92	2,500.00
66100 - Cleaning Service	-	370.87	370.87	922.50	4,450.00	3,527.50	4,450.00
66204 - Retention Pond	-	2,916.63	2,916.63	-	35,000.00	35,000.00	35,000.00
66215 - Fences	-	833.37	833.37	16,059.58	10,000.00	(6,059.58)	10,000.00
66230 - Fire Equipment	-	41.63	41.63	-	500.00	500.00	500.00
66300 - Gate Repairs	890.23	4,166.63	3,276.40	35,419.36	50,000.00	14,580.64	50,000.00
66330 - Gate Remote	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
66360 - HVAC	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
66390 - Lighting	-	123.63	123.63	18,911.44	1,484.00	(17,427.44)	1,484.00
66410 - General Maintenance & Repairs	-	5,854.62	5,854.62	3,228.70	70,255.00	67,026.30	70,255.00
66700 - Plumbing Repairs & Maintenance	-	-	-	528.00	-	(528.00)	-
66745 - Security System	1,572.44	166.63	(1,405.81)	9,434.64	2,000.00	(7,434.64)	2,000.00
66760 - Signage	-	83.37	83.37	1,324.33	1,000.00	(324.33)	1,000.00
66780 - Storm	-	1,666.63	1,666.63	11,303.16	20,000.00	8,696.84	20,000.00
Total Repairs and Maintenance	6,462.67	19,474.12	13,011.45	124,157.02	233,689.00	109,531.98	233,689.00
Utilities							
70070 - Electricity	8,201.49	3,416.63	(4,784.86)	50,952.83	41,000.00	(9,952.83)	41,000.00
70270 - Gas	270.75	145.87	(124.88)	1,388.38	1,750.00	361.62	1,750.00
70300 - Internet	176.63	158.37	(18.26)	1,870.98	1,900.00	29.02	1,900.00
70551 - Water & Sewer	4,178.04	466.50	(3,711.54)	27,399.49	5,598.00	(21,801.49)	5,598.00
70600 - Telephone	399.84	326.38	(73.46)	4,692.08	3,917.00	(775.08)	3,917.00
70650 - Trash	278.28	275.00	(3.28)	3,314.58	3,300.00	(14.58)	3,300.00
70670 - Water	2,093.85	2,666.63	572.78	92,212.82	32,000.00	(60,212.82)	32,000.00
Total Utilities	15,598.88	7,455.38	(8,143.50)	181,831.16	89,465.00	(92,366.16)	89,465.00
Total Expense	86,708.84	99,102.25	12,393.41	1,000,382.64	1,189,227.00	188,844.36	1,189,227.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	38,265.71	-	38,265.71	564,052.13	-	564,052.13	-

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
43100 - Interest Reserves	8,101.85	-	8,101.85	127,450.40	-	127,450.40	-
48000 - Reserve Funding	25,000.00	25,000.00	-	300,000.00	300,000.00	-	300,000.00
Total Income	33,101.85	25,000.00	8,101.85	427,450.40	300,000.00	127,450.40	300,000.00
Total Income	33,101.85	25,000.00	8,101.85	427,450.40	300,000.00	127,450.40	300,000.00
Reserve Expense							
Reserve							
80235 - Community Pathways	-	1,666.63	1,666.63	-	20,000.00	20,000.00	20,000.00
80340 - Mailboxes	-	13,583.37	13,583.37	56,957.35	163,000.00	106,042.65	163,000.00
80370 - Playground	-	-	-	100,802.06	-	(100,802.06)	-
83640 - Gate Monuments	-	416.63	416.63	-	5,000.00	5,000.00	5,000.00
83750 - Roads	-	416.63	416.63	-	5,000.00	5,000.00	5,000.00
85220 - Clubhouse Building	-	666.63	666.63	-	8,000.00	8,000.00	8,000.00
Total Reserve	-	16,749.89	16,749.89	157,759.41	201,000.00	43,240.59	201,000.00
Total Expense	-	16,749.89	16,749.89	157,759.41	201,000.00	43,240.59	201,000.00
Reserve Net Total	33,101.85	8,250.11	24,851.74	269,690.99	99,000.00	170,690.99	99,000.00
Net Total	71,367.56	8,250.11	63,117.45	833,743.12	99,000.00	734,743.12	99,000.00