

# SILVER CREEK ASSOCIATION

## Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	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	-	755,952.76	756,280.00	(327.24)	1,296,480.00
42120 - Keys/Gate Cards	174.00	-	174.00	1,144.31	-	1,144.31	-
42260 - Clubhouse Rentals	(300.00)	532.25	(832.25)	4,330.00	3,725.75	604.25	6,387.00
42700 - Fines and Violations	27,750.00	-	27,750.00	140,632.37	-	140,632.37	-
44000 - Late Charges	12,922.04	-	12,922.04	39,926.29	-	39,926.29	-
45000 - Miscellaneous	-	-	-	872.42	-	872.42	-
45320 - NSF Fees	-	-	-	175.00	-	175.00	-
45425 - Supplemental Assessments	15,530.00	15,530.00	-	108,710.00	108,710.00	-	186,360.00
45850 - Reserve Funding	(25,000.00)	(25,000.00)	-	(175,000.00)	(175,000.00)	-	(300,000.00)
<b>Total Income</b>	<b>139,116.04</b>	<b>99,102.25</b>	<b>40,013.79</b>	<b>877,843.15</b>	<b>693,715.75</b>	<b>184,127.40</b>	<b>1,189,227.00</b>
<b>Total Income</b>	<b>139,116.04</b>	<b>99,102.25</b>	<b>40,013.79</b>	<b>877,843.15</b>	<b>693,715.75</b>	<b>184,127.40</b>	<b>1,189,227.00</b>

## Operating Expense

### Administration

52020 - Accounting Services	-	837.50	837.50	-	5,862.50	5,862.50	10,050.00
52090 - Bad Debt	-	236.67	236.67	-	1,656.69	1,656.69	2,840.00
52100 - Bank Fees	-	-	-	10.00	-	(10.00)	-
52120 - Collection Fees	-	23.67	23.67	-	165.69	165.69	284.00
52160 - Delinq Admin Fee	15,758.00	2,852.33	(12,905.67)	13,294.50	19,966.31	6,671.81	34,228.00
52162 - Delinq Admin Fee Billed to HO	(15,240.00)	(4,120.00)	11,120.00	(33,815.00)	(28,840.00)	4,975.00	(49,440.00)
52250 - Insurance	4,043.17	5,200.00	1,156.83	26,686.23	36,400.00	9,713.77	62,400.00
52350 - Legal	3,569.68	4,166.67	596.99	13,956.72	29,166.69	15,209.97	50,000.00
52360 - Legal Reimbursable	13,672.52	5,430.08	(8,242.44)	72,241.98	38,010.56	(34,231.42)	65,161.00
52370 - Legal Reimbursable Billed to HO	(2,484.55)	(3,157.75)	(673.20)	(30,500.94)	(22,104.25)	8,396.69	(37,893.00)
52450 - Management Contract	10,600.08	10,666.67	66.59	74,200.56	74,666.69	466.13	128,000.00
52470 - Management Fees Extras	-	-	-	2,591.00	-	(2,591.00)	-
52575 - Office Expenses	4,591.68	4,689.75	98.07	26,334.38	32,828.25	6,493.87	56,277.00
52800 - Professional Services	-	952.08	952.08	-	6,664.56	6,664.56	11,425.00
52815 - Reimb Exp Billed to HO	(1,091.33)	(22.25)	1,069.08	(1,661.33)	(155.75)	1,505.58	(267.00)
52830 - Reserve Study	-	291.67	291.67	2,410.00	2,041.69	(368.31)	3,500.00
52840 - Security Services	5,280.00	4,166.67	(1,113.33)	26,400.00	29,166.69	2,766.69	50,000.00
52870 - Social Events	-	250.00	250.00	(1,117.13)	1,750.00	2,867.13	3,000.00
52900 - Storage Fees	290.00	250.00	(40.00)	2,613.00	1,750.00	(863.00)	3,000.00
52920 - Income Taxes	-	1,833.33	1,833.33	18,500.00	12,833.31	(5,666.69)	22,000.00
52925 - Federal Tax	-	3,055.58	3,055.58	-	21,389.06	21,389.06	36,667.00
52930 - Real Estate Taxes	-	833.33	833.33	14,753.62	5,833.31	(8,920.31)	10,000.00
52990 - Website	88.86	125.00	36.14	736.68	875.00	138.32	1,500.00
53400 - Clubhouse	648.20	625.00	(23.20)	3,922.39	4,375.00	452.61	7,500.00
54150 - Common Area	2,756.73	625.00	(2,131.73)	14,554.62	4,375.00	(10,179.62)	7,500.00
56380 - Irrigation Repairs and Maint	-	603.75	603.75	-	4,226.25	4,226.25	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>42,483.04</b>	<b>40,414.75</b>	<b>(2,068.29)</b>	<b>246,111.28</b>	<b>282,903.25</b>	<b>36,791.97</b>	<b>484,977.00</b>
<b>Landscaping</b>							
59200 - Irrigation	2,918.92	1,616.17	(1,302.75)	24,995.45	11,313.19	(13,682.26)	19,394.00
59300 - Landscape Contract	20,753.97	20,833.33	79.36	122,194.43	145,833.31	23,638.88	250,000.00
59350 - Landscape Maintenance	377.39	5,058.50	4,681.11	377.39	35,409.50	35,032.11	60,702.00
59384 - Landscape Supplies	-	83.33	83.33	-	583.31	583.31	1,000.00
59500 - Tree Maintenance	5,256.00	4,166.67	(1,089.33)	16,952.93	29,166.69	12,213.76	50,000.00
<b>Total Landscaping</b>	<b>29,306.28</b>	<b>31,758.00</b>	<b>2,451.72</b>	<b>164,520.20</b>	<b>222,306.00</b>	<b>57,785.80</b>	<b>381,096.00</b>
<b>Repairs and Maintenance</b>							
60615 - Parking Enforcement	-	2,000.00	2,000.00	8,236.23	14,000.00	5,763.77	24,000.00
64671 - Playground Repairs	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
66050 - Backflow	-	208.33	208.33	1,449.00	1,458.31	9.31	2,500.00
66100 - Cleaning Service	-	370.83	370.83	922.50	2,595.81	1,673.31	4,450.00
66204 - Retention Pond	-	2,916.67	2,916.67	-	20,416.69	20,416.69	35,000.00
66215 - Fences	-	833.33	833.33	14,011.92	5,833.31	(8,178.61)	10,000.00
66230 - Fire Equipment	-	41.67	41.67	-	291.69	291.69	500.00
66300 - Gate Repairs	827.82	4,166.67	3,338.85	12,058.58	29,166.69	17,108.11	50,000.00
66330 - Gate Remote	-	83.33	83.33	-	583.31	583.31	1,000.00
66360 - HVAC	-	125.00	125.00	-	875.00	875.00	1,500.00
66390 - Lighting	399.68	123.67	(276.01)	14,008.58	865.69	(13,142.89)	1,484.00
66410 - General Maintenance & Repairs	-	5,854.58	5,854.58	2,978.40	40,982.06	38,003.66	70,255.00
66700 - Plumbing Repairs & Maintenance	-	-	-	528.00	-	(528.00)	-
66745 - Security System	2,358.66	166.67	(2,191.99)	5,503.54	1,166.69	(4,336.85)	2,000.00
66760 - Signage	-	83.33	83.33	932.32	583.31	(349.01)	1,000.00
66780 - Storm	-	1,666.67	1,666.67	10,112.35	11,666.69	1,554.34	20,000.00
<b>Total Repairs and Maintenance</b>	<b>3,586.16</b>	<b>19,474.08</b>	<b>15,887.92</b>	<b>70,741.42</b>	<b>136,318.56</b>	<b>65,577.14</b>	<b>233,689.00</b>
<b>Utilities</b>							
70070 - Electricity	4,360.20	3,416.67	(943.53)	25,467.66	23,916.69	(1,550.97)	41,000.00
70270 - Gas	27.61	145.83	118.22	939.12	1,020.81	81.69	1,750.00
70300 - Internet	168.32	158.33	(9.99)	1,021.07	1,108.31	87.24	1,900.00
70551 - Water & Sewer	2,562.02	466.50	(2,095.52)	14,092.37	3,265.50	(10,826.87)	5,598.00
70600 - Telephone	386.26	326.42	(59.84)	2,696.55	2,284.94	(411.61)	3,917.00
70650 - Trash	277.32	275.00	(2.32)	1,917.78	1,925.00	7.22	3,300.00
70670 - Water	1,657.93	2,666.67	1,008.74	21,443.49	18,666.69	(2,776.80)	32,000.00
<b>Total Utilities</b>	<b>9,439.66</b>	<b>7,455.42</b>	<b>(1,984.24)</b>	<b>67,578.04</b>	<b>52,187.94</b>	<b>(15,390.10)</b>	<b>89,465.00</b>
<b>Total Expense</b>	<b>84,815.14</b>	<b>99,102.25</b>	<b>14,287.11</b>	<b>548,950.94</b>	<b>693,715.75</b>	<b>144,764.81</b>	<b>1,189,227.00</b>
<b>Operating Net Total</b>	<b>54,300.90</b>	<b>-</b>	<b>54,300.90</b>	<b>328,892.21</b>	<b>-</b>	<b>328,892.21</b>	<b>-</b>

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## Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Income</b>							
43100 - Interest Reserves	146.89	-	146.89	58,554.60	-	58,554.60	-
48000 - Reserve Funding	25,000.00	25,000.00	-	175,000.00	175,000.00	-	300,000.00
<b>Total Income</b>	<b>25,146.89</b>	<b>25,000.00</b>	<b>146.89</b>	<b>233,554.60</b>	<b>175,000.00</b>	<b>58,554.60</b>	<b>300,000.00</b>
<b>Total Income</b>	<b>25,146.89</b>	<b>25,000.00</b>	<b>146.89</b>	<b>233,554.60</b>	<b>175,000.00</b>	<b>58,554.60</b>	<b>300,000.00</b>
<b>Reserve Expense</b>							
<b>Reserve</b>							
80235 - Community Pathways	-	1,666.67	1,666.67	-	11,666.69	11,666.69	20,000.00
80340 - Mailboxes	5,592.90	13,583.33	7,990.43	54,160.90	95,083.31	40,922.41	163,000.00
80370 - Playground	-	-	-	54,092.96	-	(54,092.96)	-
83640 - Gate Monuments	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
83750 - Roads	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
85220 - Clubhouse Building	-	666.67	666.67	-	4,666.69	4,666.69	8,000.00
<b>Total Reserve</b>	<b>5,592.90</b>	<b>16,750.01</b>	<b>11,157.11</b>	<b>108,253.86</b>	<b>117,250.07</b>	<b>8,996.21</b>	<b>201,000.00</b>
<b>Total Expense</b>	<b>5,592.90</b>	<b>16,750.01</b>	<b>11,157.11</b>	<b>108,253.86</b>	<b>117,250.07</b>	<b>8,996.21</b>	<b>201,000.00</b>
<b>Reserve Net Total</b>	<b>19,553.99</b>	<b>8,249.99</b>	<b>11,304.00</b>	<b>125,300.74</b>	<b>57,749.93</b>	<b>67,550.81</b>	<b>99,000.00</b>
<b>Net Total</b>	<b>73,854.89</b>	<b>8,249.99</b>	<b>65,604.90</b>	<b>454,192.95</b>	<b>57,749.93</b>	<b>396,443.02</b>	<b>99,000.00</b>