

# SILVER CREEK ASSOCIATION

## Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	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	-
40170 - Lawsuit Recovery	-	-	-	41,106.44	-	41,106.44	-
41000 - Assessments	107,873.67	108,040.00	(166.33)	1,187,946.43	1,188,440.00	(493.57)	1,296,480.00
42120 - Keys/Gate Cards	469.74	-	469.74	1,666.05	-	1,666.05	-
42260 - Clubhouse Rentals	(100.00)	532.25	(632.25)	8,630.00	5,854.75	2,775.25	6,387.00
42300 - Collection Fees	-	-	-	(17.00)	-	(17.00)	-
42700 - Fines and Violations	8,500.00	-	8,500.00	228,312.37	-	228,312.37	-
44000 - Late Charges	6,674.86	-	6,674.86	73,363.51	-	73,363.51	-
45000 - Miscellaneous	65.00	-	65.00	1,067.42	-	1,067.42	-
45320 - NSF Fees	-	-	-	455.00	-	455.00	-
45425 - Supplemental Assessments	15,530.00	15,530.00	-	170,830.00	170,830.00	-	186,360.00
45850 - Reserve Funding	(25,000.00)	(25,000.00)	-	(275,000.00)	(275,000.00)	-	(300,000.00)
<b>Total Income</b>	<b>114,013.27</b>	<b>99,102.25</b>	<b>14,911.02</b>	<b>1,439,460.22</b>	<b>1,090,124.75</b>	<b>349,335.47</b>	<b>1,189,227.00</b>
<b>Total Income</b>	<b>114,013.27</b>	<b>99,102.25</b>	<b>14,911.02</b>	<b>1,439,460.22</b>	<b>1,090,124.75</b>	<b>349,335.47</b>	<b>1,189,227.00</b>

## Operating Expense

### Administration

52020 - Accounting Services	225.00	837.50	612.50	6,625.00	9,212.50	2,587.50	10,050.00
52090 - Bad Debt	-	236.67	236.67	-	2,603.37	2,603.37	2,840.00
52100 - Bank Fees	-	-	-	15.00	-	(15.00)	-
52120 - Collection Fees	-	23.67	23.67	-	260.37	260.37	284.00
52160 - Delinq Admin Fee	15,720.67	2,852.33	(12,868.34)	38,750.13	31,375.63	(7,374.50)	34,228.00
52162 - Delinq Admin Fee Billed to HO	(4,232.12)	(4,120.00)	112.12	(53,287.12)	(45,320.00)	7,967.12	(49,440.00)
52200 - Licenses and Permits	-	-	-	(436.18)	-	436.18	-
52250 - Insurance	4,043.17	5,200.00	1,156.83	42,858.91	57,200.00	14,341.09	62,400.00
52350 - Legal	1,808.00	4,166.67	2,358.67	16,978.72	45,833.37	28,854.65	50,000.00
52360 - Legal Reimbursable	16,286.38	5,430.08	(10,856.30)	163,597.45	59,730.88	(103,866.57)	65,161.00
52370 - Legal Reimbursable Billed to HO	(58,135.10)	(3,157.75)	54,977.35	(129,144.41)	(34,735.25)	94,409.16	(37,893.00)
52450 - Management Contract	10,600.08	10,666.67	66.59	116,600.88	117,333.37	732.49	128,000.00
52470 - Management Fees Extras	1,822.80	-	(1,822.80)	6,123.90	-	(6,123.90)	-
52575 - Office Expenses	5,436.33	4,689.75	(746.58)	38,228.64	51,587.25	13,358.61	56,277.00
52800 - Professional Services	-	952.08	952.08	-	10,472.88	10,472.88	11,425.00
52815 - Reimb Exp Billed to HO	-	(22.25)	(22.25)	(1,661.33)	(244.75)	1,416.58	(267.00)
52830 - Reserve Study	-	291.67	291.67	2,410.00	3,208.37	798.37	3,500.00
52840 - Security Services	12,500.00	4,166.67	(8,333.33)	53,950.00	45,833.37	(8,116.63)	50,000.00
52870 - Social Events	-	250.00	250.00	(1,117.13)	2,750.00	3,867.13	3,000.00
52900 - Storage Fees	290.00	250.00	(40.00)	3,773.00	2,750.00	(1,023.00)	3,000.00
52920 - Income Taxes	6,750.00	1,833.33	(4,916.67)	25,250.00	20,166.63	(5,083.37)	22,000.00
52925 - Federal Tax	(6,845.95)	3,055.58	9,901.53	(6,845.95)	33,611.38	40,457.33	36,667.00
52930 - Real Estate Taxes	-	833.33	833.33	14,753.62	9,166.63	(5,586.99)	10,000.00
52990 - Website	-	125.00	125.00	825.54	1,375.00	549.46	1,500.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
53400 - Clubhouse	91.41	625.00	533.59	7,226.49	6,875.00	(351.49)	7,500.00
54150 - Common Area	4,877.41	625.00	(4,252.41)	29,903.95	6,875.00	(23,028.95)	7,500.00
56380 - Irrigation Repairs and Maint	-	603.75	603.75	629.84	6,641.25	6,011.41	7,245.00
<b>Total Administration</b>	<b>11,238.08</b>	<b>40,414.75</b>	<b>29,176.67</b>	<b>376,008.95</b>	<b>444,562.25</b>	<b>68,553.30</b>	<b>484,977.00</b>
<b>Landscaping</b>							
59200 - Irrigation	-	1,616.17	1,616.17	25,226.66	17,777.87	(7,448.79)	19,394.00
59300 - Landscape Contract	20,753.97	20,833.33	79.36	206,429.89	229,166.63	22,736.74	250,000.00
59350 - Landscape Maintenance	-	5,058.50	5,058.50	377.39	55,643.50	55,266.11	60,702.00
59384 - Landscape Supplies	-	83.33	83.33	-	916.63	916.63	1,000.00
59500 - Tree Maintenance	3,832.50	4,166.67	334.17	21,704.28	45,833.37	24,129.09	50,000.00
<b>Total Landscaping</b>	<b>24,586.47</b>	<b>31,758.00</b>	<b>7,171.53</b>	<b>253,738.22</b>	<b>349,338.00</b>	<b>95,599.78</b>	<b>381,096.00</b>
<b>Repairs and Maintenance</b>							
60615 - Parking Enforcement	-	2,000.00	2,000.00	20,636.23	22,000.00	1,363.77	24,000.00
64671 - Playground Repairs	-	833.33	833.33	-	9,166.63	9,166.63	10,000.00
66050 - Backflow	-	208.33	208.33	2,389.08	2,291.63	(97.45)	2,500.00
66100 - Cleaning Service	-	370.83	370.83	922.50	4,079.13	3,156.63	4,450.00
66204 - Retention Pond	-	2,916.67	2,916.67	-	32,083.37	32,083.37	35,000.00
66215 - Fences	-	833.33	833.33	16,059.58	9,166.63	(6,892.95)	10,000.00
66230 - Fire Equipment	-	41.67	41.67	-	458.37	458.37	500.00
66300 - Gate Repairs	5,443.49	4,166.67	(1,276.82)	34,529.13	45,833.37	11,304.24	50,000.00
66330 - Gate Remote	-	83.33	83.33	-	916.63	916.63	1,000.00
66360 - HVAC	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
66390 - Lighting	960.86	123.67	(837.19)	18,911.44	1,360.37	(17,551.07)	1,484.00
66410 - General Maintenance & Repairs	-	5,854.58	5,854.58	3,228.70	64,400.38	61,171.68	70,255.00
66700 - Plumbing Repairs & Maintenance	-	-	-	528.00	-	(528.00)	-
66745 - Security System	786.22	166.67	(619.55)	7,862.20	1,833.37	(6,028.83)	2,000.00
66760 - Signage	205.86	83.33	(122.53)	1,324.33	916.63	(407.70)	1,000.00
66780 - Storm	-	1,666.67	1,666.67	11,303.16	18,333.37	7,030.21	20,000.00
<b>Total Repairs and Maintenance</b>	<b>7,396.43</b>	<b>19,474.08</b>	<b>12,077.65</b>	<b>117,694.35</b>	<b>214,214.88</b>	<b>96,520.53</b>	<b>233,689.00</b>
<b>Utilities</b>							
70070 - Electricity	4,378.27	3,416.67	(961.60)	42,751.34	37,583.37	(5,167.97)	41,000.00
70270 - Gas	112.25	145.83	33.58	1,117.63	1,604.13	486.50	1,750.00
70300 - Internet	168.32	158.33	(9.99)	1,694.35	1,741.63	47.28	1,900.00
70551 - Water & Sewer	2,089.02	466.50	(1,622.52)	23,221.45	5,131.50	(18,089.95)	5,598.00
70600 - Telephone	400.31	326.42	(73.89)	4,292.24	3,590.62	(701.62)	3,917.00
70650 - Trash	556.56	275.00	(281.56)	3,036.30	3,025.00	(11.30)	3,300.00
70670 - Water	17,534.10	2,666.67	(14,867.43)	90,118.97	29,333.37	(60,785.60)	32,000.00
<b>Total Utilities</b>	<b>25,238.83</b>	<b>7,455.42</b>	<b>(17,783.41)</b>	<b>166,232.28</b>	<b>82,009.62</b>	<b>(84,222.66)</b>	<b>89,465.00</b>
<b>Total Expense</b>	<b>68,459.81</b>	<b>99,102.25</b>	<b>30,642.44</b>	<b>913,673.80</b>	<b>1,090,124.75</b>	<b>176,450.95</b>	<b>1,189,227.00</b>

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## Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	45,553.46	-	45,553.46	525,786.42	-	525,786.42	-

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## Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Income</b>							
43100 - Interest Reserves	8,266.80	-	8,266.80	119,348.55	-	119,348.55	-
48000 - Reserve Funding	25,000.00	25,000.00	-	275,000.00	275,000.00	-	300,000.00
<b>Total Income</b>	<b>33,266.80</b>	<b>25,000.00</b>	<b>8,266.80</b>	<b>394,348.55</b>	<b>275,000.00</b>	<b>119,348.55</b>	<b>300,000.00</b>
<b>Total Income</b>	<b>33,266.80</b>	<b>25,000.00</b>	<b>8,266.80</b>	<b>394,348.55</b>	<b>275,000.00</b>	<b>119,348.55</b>	<b>300,000.00</b>
<b>Reserve Expense</b>							
<b>Reserve</b>							
80235 - Community Pathways	-	1,666.67	1,666.67	-	18,333.37	18,333.37	20,000.00
80340 - Mailboxes	-	13,583.33	13,583.33	56,957.35	149,416.63	92,459.28	163,000.00
80370 - Playground	46,709.10	-	(46,709.10)	100,802.06	-	(100,802.06)	-
83640 - Gate Monuments	-	416.67	416.67	-	4,583.37	4,583.37	5,000.00
83750 - Roads	-	416.67	416.67	-	4,583.37	4,583.37	5,000.00
85220 - Clubhouse Building	-	666.67	666.67	-	7,333.37	7,333.37	8,000.00
<b>Total Reserve</b>	<b>46,709.10</b>	<b>16,750.01</b>	<b>(29,959.09)</b>	<b>157,759.41</b>	<b>184,250.11</b>	<b>26,490.70</b>	<b>201,000.00</b>
<b>Total Expense</b>	<b>46,709.10</b>	<b>16,750.01</b>	<b>(29,959.09)</b>	<b>157,759.41</b>	<b>184,250.11</b>	<b>26,490.70</b>	<b>201,000.00</b>
<b>Reserve Net Total</b>	<b>(13,442.30)</b>	<b>8,249.99</b>	<b>(21,692.29)</b>	<b>236,589.14</b>	<b>90,749.89</b>	<b>145,839.25</b>	<b>99,000.00</b>
<b>Net Total</b>	<b>32,111.16</b>	<b>8,249.99</b>	<b>23,861.17</b>	<b>762,375.56</b>	<b>90,749.89</b>	<b>671,625.67</b>	<b>99,000.00</b>