

SILVER CREEK ASSOCIATION

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	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	-
41000 - Assessments	108,040.00	108,040.00	-	972,032.76	972,360.00	(327.24)	1,296,480.00
42120 - Keys/Gate Cards	-	-	-	1,144.31	-	1,144.31	-
42260 - Clubhouse Rentals	2,200.00	532.25	1,667.75	7,530.00	4,790.25	2,739.75	6,387.00
42700 - Fines and Violations	15,125.00	-	15,125.00	180,062.37	-	180,062.37	-
44000 - Late Charges	9,601.81	-	9,601.81	58,530.37	-	58,530.37	-
45000 - Miscellaneous	-	-	-	872.42	-	872.42	-
45320 - NSF Fees	105.00	-	105.00	350.00	-	350.00	-
45425 - Supplemental Assessments	15,530.00	15,530.00	-	139,770.00	139,770.00	-	186,360.00
45850 - Reserve Funding	(25,000.00)	(25,000.00)	-	(225,000.00)	(225,000.00)	-	(300,000.00)
Total Income	125,601.81	99,102.25	26,499.56	1,136,392.23	891,920.25	244,471.98	1,189,227.00
Total Income	125,601.81	99,102.25	26,499.56	1,136,392.23	891,920.25	244,471.98	1,189,227.00

Operating Expense

Administration							
52020 - Accounting Services	6,300.00	837.50	(5,462.50)	6,300.00	7,537.50	1,237.50	10,050.00
52090 - Bad Debt	-	236.67	236.67	-	2,130.03	2,130.03	2,840.00
52100 - Bank Fees	5.00	-	(5.00)	15.00	-	(15.00)	-
52120 - Collection Fees	-	23.67	23.67	-	213.03	213.03	284.00
52160 - Delinq Admin Fee	7,084.96	2,852.33	(4,232.63)	20,379.46	25,670.97	5,291.51	34,228.00
52162 - Delinq Admin Fee Billed to HO	(2,195.00)	(4,120.00)	(1,925.00)	(43,570.00)	(37,080.00)	6,490.00	(49,440.00)
52250 - Insurance	4,043.17	5,200.00	1,156.83	34,772.57	46,800.00	12,027.43	62,400.00
52350 - Legal	-	4,166.67	4,166.67	13,956.72	37,500.03	23,543.31	50,000.00
52360 - Legal Reimbursable	44,978.36	5,430.08	(39,548.28)	121,185.88	48,870.72	(72,315.16)	65,161.00
52370 - Legal Reimbursable Billed to HO	(11,986.25)	(3,157.75)	8,828.50	(50,325.01)	(28,419.75)	21,905.26	(37,893.00)
52450 - Management Contract	10,600.08	10,666.67	66.59	95,400.72	96,000.03	599.31	128,000.00
52470 - Management Fees Extras	581.00	-	(581.00)	3,981.90	-	(3,981.90)	-
52575 - Office Expenses	3,532.89	4,689.75	1,156.86	29,972.02	42,207.75	12,235.73	56,277.00
52800 - Professional Services	-	952.08	952.08	-	8,568.72	8,568.72	11,425.00
52815 - Reimb Exp Billed to HO	-	(22.25)	(22.25)	(1,661.33)	(200.25)	1,461.08	(267.00)
52830 - Reserve Study	-	291.67	291.67	2,410.00	2,625.03	215.03	3,500.00
52840 - Security Services	3,520.00	4,166.67	646.67	33,440.00	37,500.03	4,060.03	50,000.00
52870 - Social Events	-	250.00	250.00	(1,117.13)	2,250.00	3,367.13	3,000.00
52900 - Storage Fees	290.00	250.00	(40.00)	3,193.00	2,250.00	(943.00)	3,000.00
52920 - Income Taxes	-	1,833.33	1,833.33	18,500.00	16,499.97	(2,000.03)	22,000.00
52925 - Federal Tax	-	3,055.58	3,055.58	-	27,500.22	27,500.22	36,667.00
52930 - Real Estate Taxes	-	833.33	833.33	14,753.62	7,499.97	(7,253.65)	10,000.00
52990 - Website	88.86	125.00	36.14	825.54	1,125.00	299.46	1,500.00
53400 - Clubhouse	68.73	625.00	556.27	3,991.12	5,625.00	1,633.88	7,500.00
54150 - Common Area	2,190.00	625.00	(1,565.00)	16,744.62	5,625.00	(11,119.62)	7,500.00
56380 - Irrigation Repairs and Maint	-	603.75	603.75	629.84	5,433.75	4,803.91	7,245.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Administration	69,101.80	40,414.75	(28,687.05)	323,778.54	363,732.75	39,954.21	484,977.00
Landscaping							
59200 - Irrigation	-	1,616.17	1,616.17	25,226.66	14,545.53	(10,681.13)	19,394.00
59300 - Landscape Contract	20,753.97	20,833.33	79.36	163,702.37	187,499.97	23,797.60	250,000.00
59350 - Landscape Maintenance	-	5,058.50	5,058.50	377.39	45,526.50	45,149.11	60,702.00
59384 - Landscape Supplies	-	83.33	83.33	-	749.97	749.97	1,000.00
59500 - Tree Maintenance	918.85	4,166.67	3,247.82	17,871.78	37,500.03	19,628.25	50,000.00
Total Landscaping	21,672.82	31,758.00	10,085.18	207,178.20	285,822.00	78,643.80	381,096.00
Repairs and Maintenance							
60615 - Parking Enforcement	-	2,000.00	2,000.00	13,236.23	18,000.00	4,763.77	24,000.00
64671 - Playground Repairs	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
66050 - Backflow	595.08	208.33	(386.75)	2,389.08	1,874.97	(514.11)	2,500.00
66100 - Cleaning Service	-	370.83	370.83	922.50	3,337.47	2,414.97	4,450.00
66204 - Retention Pond	-	2,916.67	2,916.67	-	26,250.03	26,250.03	35,000.00
66215 - Fences	640.58	833.33	192.75	14,652.50	7,499.97	(7,152.53)	10,000.00
66230 - Fire Equipment	-	41.67	41.67	-	375.03	375.03	500.00
66300 - Gate Repairs	210.51	4,166.67	3,956.16	19,224.12	37,500.03	18,275.91	50,000.00
66330 - Gate Remote	-	83.33	83.33	-	749.97	749.97	1,000.00
66360 - HVAC	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
66390 - Lighting	3,942.00	123.67	(3,818.33)	17,950.58	1,113.03	(16,837.55)	1,484.00
66410 - General Maintenance & Repairs	-	5,854.58	5,854.58	2,978.40	52,691.22	49,712.82	70,255.00
66700 - Plumbing Repairs & Maintenance	-	-	-	528.00	-	(528.00)	-
66745 - Security System	1,572.44	166.67	(1,405.77)	7,075.98	1,500.03	(5,575.95)	2,000.00
66760 - Signage	-	83.33	83.33	1,118.47	749.97	(368.50)	1,000.00
66780 - Storm	-	1,666.67	1,666.67	11,303.16	15,000.03	3,696.87	20,000.00
Total Repairs and Maintenance	6,960.61	19,474.08	12,513.47	91,379.02	175,266.72	83,887.70	233,689.00
Utilities							
70070 - Electricity	3,526.49	3,416.67	(109.82)	33,238.86	30,750.03	(2,488.83)	41,000.00
70270 - Gas	14.00	145.83	131.83	968.63	1,312.47	343.84	1,750.00
70300 - Internet	168.32	158.33	(9.99)	1,357.71	1,424.97	67.26	1,900.00
70551 - Water & Sewer	2,389.02	466.50	(1,922.52)	19,043.41	4,198.50	(14,844.91)	5,598.00
70600 - Telephone	397.79	326.42	(71.37)	3,491.93	2,937.78	(554.15)	3,917.00
70650 - Trash	277.32	275.00	(2.32)	2,479.74	2,475.00	(4.74)	3,300.00
70670 - Water	16,538.18	2,666.67	(13,871.51)	55,844.74	24,000.03	(31,844.71)	32,000.00
Total Utilities	23,311.12	7,455.42	(15,855.70)	116,425.02	67,098.78	(49,326.24)	89,465.00
Total Expense	121,046.35	99,102.25	(21,944.10)	738,760.78	891,920.25	153,159.47	1,189,227.00
Operating Net Total	4,555.46	-	4,555.46	397,631.45	-	397,631.45	-

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
43100 - Interest Reserves	11,418.18	-	11,418.18	100,240.96	-	100,240.96	-
48000 - Reserve Funding	25,000.00	25,000.00	-	225,000.00	225,000.00	-	300,000.00
Total Income	36,418.18	25,000.00	11,418.18	325,240.96	225,000.00	100,240.96	300,000.00
Total Income	36,418.18	25,000.00	11,418.18	325,240.96	225,000.00	100,240.96	300,000.00
Reserve Expense							
Reserve							
80235 - Community Pathways	-	1,666.67	1,666.67	-	15,000.03	15,000.03	20,000.00
80340 - Mailboxes	-	13,583.33	13,583.33	56,957.35	122,249.97	65,292.62	163,000.00
80370 - Playground	-	-	-	54,092.96	-	(54,092.96)	-
83640 - Gate Monuments	-	416.67	416.67	-	3,750.03	3,750.03	5,000.00
83750 - Roads	-	416.67	416.67	-	3,750.03	3,750.03	5,000.00
85220 - Clubhouse Building	-	666.67	666.67	-	6,000.03	6,000.03	8,000.00
Total Reserve	-	16,750.01	16,750.01	111,050.31	150,750.09	39,699.78	201,000.00
Total Expense	-	16,750.01	16,750.01	111,050.31	150,750.09	39,699.78	201,000.00
Reserve Net Total	36,418.18	8,249.99	28,168.19	214,190.65	74,249.91	139,940.74	99,000.00
Net Total	40,973.64	8,249.99	32,723.65	611,822.10	74,249.91	537,572.19	99,000.00