



**Balance Sheet**  
 Fall Creek Homeowners Association, Inc.  
 End Date: 12/31/2016

Date: 1/18/2017  
 Time: 4:05 pm  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Current Assets</b>			
FCB Bank Operating	\$1,760,938.57	\$0.00	\$1,760,938.57
FCB Fairway Crossing Operating	\$120,887.28	\$0.00	\$120,887.28
FCB Serrano Creek Operating	\$213,402.86	\$0.00	\$213,402.86
NF - Capital Reserve	\$0.00	\$1,339,431.81	\$1,339,431.81
NF- Fairway Crossing Reserve	\$0.00	\$58,170.88	\$58,170.88
NF - Serrano Creek Reserve	\$0.00	\$25,079.91	\$25,079.91
<b>Total: Current Assets</b>	<b>\$2,095,228.71</b>	<b>\$1,422,682.60</b>	<b>\$3,517,911.31</b>
<b>Accounts Receivable</b>			
Accounts Receivable	\$130,937.38	\$0.00	\$130,937.38
Allowance For Doubtful Accounts	(\$42,896.41)	\$0.00	(\$42,896.41)
Due from Operating - FC	\$7,182.73	\$0.00	\$7,182.73
Due from Operating - SC	\$5,614.94	\$0.00	\$5,614.94
Due From Reserve	\$33,230.50	\$0.00	\$33,230.50
<b>Total: Accounts Receivable</b>	<b>\$134,069.14</b>	<b>\$0.00</b>	<b>\$134,069.14</b>
<b>Total: Assets</b>	<b>\$2,229,297.85</b>	<b>\$1,422,682.60</b>	<b>\$3,651,980.45</b>
<b>Liabilities &amp; Equity</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$605.13	\$0.00	\$605.13
Accrued Expenses	\$63,711.50	\$0.00	\$63,711.50
Payable To Operating	\$0.00	\$33,230.50	\$33,230.50
Due to Fairway Crossing	\$7,182.73	\$0.00	\$7,182.73
Due to Serrano Creek	\$5,614.94	\$0.00	\$5,614.94
Fall Creek CSO - Enhancement Fee	\$687.50	\$0.00	\$687.50
Deposits - ARC	\$40,707.92	\$0.00	\$40,707.92
Prepaid Assessments	\$686,436.28	\$0.00	\$686,436.28
<b>Total: Current Liabilities</b>	<b>\$804,946.00</b>	<b>\$33,230.50</b>	<b>\$838,176.50</b>
<b>Equity</b>			
Retained Earnings - Operating Fund	\$793,049.70	\$0.00	\$793,049.70
Fairway Crossing Operating Fund	\$69,950.07	\$0.00	\$69,950.07
Serrano Creek Operating Fund	\$184,304.51	\$0.00	\$184,304.51
Fairway Crossing Reserve Fund	\$0.00	\$58,000.00	\$58,000.00
Serrano Creek Reserve Fund	\$0.00	\$25,000.00	\$25,000.00
Reserve Fund	\$0.00	\$1,249,512.19	\$1,249,512.19
<b>Total: Equity</b>	<b>\$1,047,304.28</b>	<b>\$1,332,512.19</b>	<b>\$2,379,816.47</b>
<b>Total Net Income Gain / Loss</b>	<b>\$516,175.59</b>	<b>(\$82,188.11)</b>	<b>\$433,987.48</b>
<b>Total: Liabilities &amp; Equity</b>	<b>\$2,368,425.87</b>	<b>\$1,283,554.58</b>	<b>\$3,651,980.45</b>



**Income Statement - Operating**  
 Fall Creek Homeowners Association, Inc.  
 12/31/2016

Date: 1/18/2017  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Income</b>							
4050-00 Interest Income - Operating	\$-	\$350.00	(\$350.00)	\$402.12	\$4,200.00	(\$3,797.88)	\$4,200.00
4050-01 Interest Income - Operating FC	-	2.12	(2.12)	9.82	25.00	(15.18)	25.00
4050-02 Interest Income - Operating SC	-	2.12	(2.12)	22.10	25.00	(2.90)	25.00
4110-00 Maintenance Assessment	182,954.13	174,386.38	8,567.75	2,195,545.04	2,092,637.00	102,908.04	2,092,637.00
4111-01 Fairway Crossing Assessment	8,050.00	7,868.00	182.00	96,600.00	94,416.00	2,184.00	94,416.00
4111-02 Serrano Creek Assessment	4,466.63	3,975.38	491.25	53,600.00	47,705.00	5,895.00	47,705.00
4115-00 Pro-rated Assessment	(295.90)	-	(295.90)	23,723.56	-	23,723.56	-
4117-00 Fall Creek Commercial/Comm Services - Shared	72,000.00	24,853.13	47,146.87	221,119.02	298,238.00	(77,118.98)	298,238.00
4120-00 Builder Assessment	5,400.00	4,948.12	451.88	64,800.00	59,377.00	5,423.00	59,377.00
4135-00 Capital Improvement Fee	475.00	2,572.88	(2,097.88)	28,175.00	30,875.00	(2,700.00)	30,875.00
4210-00 Late Fee Income	-	250.00	(250.00)	4,027.12	3,000.00	1,027.12	3,000.00
4220-00 Fine Income	-	-	-	700.00	-	700.00	-
4230-00 Gate Entry Access Income	-	-	-	660.00	-	660.00	-
4230-01 Gate Entry Access Income - FC	-	41.63	(41.63)	150.00	500.00	(350.00)	500.00
4230-02 Gate Entry Access Income - SC	-	41.63	(41.63)	25.00	500.00	(475.00)	500.00
4235-00 Amenity Access Income	-	41.63	(41.63)	300.00	500.00	(200.00)	500.00
4240-00 Security Reimbursement - WCID 96	27,979.60	27,979.62	(0.02)	364,046.45	335,755.00	28,291.45	335,755.00
4400-00 Misc. Income	-	41.63	(41.63)	(5,400.00)	500.00	(5,900.00)	500.00
4400-01 Misc. Income - FC	-	8.37	(8.37)	427.21	100.00	327.21	100.00
4400-02 Misc. Income - SC	-	8.37	(8.37)	100.00	100.00	-	100.00
<b>Total Income</b>	<b>\$301,029.46</b>	<b>\$247,371.01</b>	<b>\$53,658.45</b>	<b>\$3,049,032.44</b>	<b>\$2,968,453.00</b>	<b>\$80,579.44</b>	<b>\$2,968,453.00</b>
<b>Total OPERATING INCOME</b>	<b>\$301,029.46</b>	<b>\$247,371.01</b>	<b>\$53,658.45</b>	<b>\$3,049,032.44</b>	<b>\$2,968,453.00</b>	<b>\$80,579.44</b>	<b>\$2,968,453.00</b>
<b>OPERATING EXPENSE</b>							
<b>General Maintenance</b>							
5110-00 General Maint./Repairs	1,150.74	3,333.37	2,182.63	38,107.84	40,000.00	1,892.16	40,000.00
5110-01 General Maint./Repairs - FC	-	416.63	416.63	695.73	5,000.00	4,304.27	5,000.00
5110-02 General Maint./Repairs - SC	-	416.63	416.63	3,374.60	5,000.00	1,625.40	5,000.00
5111-00 Lighting Repair & Maintenance	-	2,256.25	2,256.25	20,102.73	27,075.00	6,972.27	27,075.00
5137-00 Tree Contract	-	4,166.63	4,166.63	13,263.48	50,000.00	36,736.52	50,000.00
5140-00 Landscape Maintenance Contract	63,399.86	63,399.87	0.01	764,198.32	760,798.00	(3,400.32)	760,798.00
5145-00 Landscape Extras & Improvement	5,705.64	12,500.00	6,794.36	115,079.42	150,000.00	34,920.58	150,000.00
5145-01 Landscape Extras & Improvement - FC	-	500.00	500.00	-	6,000.00	6,000.00	6,000.00
5145-02 Landscape Extras & Improvement - SC	-	500.00	500.00	-	6,000.00	6,000.00	6,000.00
5147-00 Lot Mowing	-	2,083.37	2,083.37	1,554.91	25,000.00	23,445.09	25,000.00
5150-00 Irrigation Maint/ Repairs	1,292.46	5,000.00	3,707.54	29,904.99	60,000.00	30,095.01	60,000.00
5152-00 Vandalism Expense	-	145.87	145.87	-	1,750.00	1,750.00	1,750.00
5155-00 Fence Maintenance & Repair	-	1,249.88	1,249.88	20,179.62	14,999.00	(5,180.62)	14,999.00
5160-00 Cleaning Services	888.47	1,200.00	311.53	14,655.11	14,400.00	(255.11)	14,400.00
5170-00 Site Signs	-	666.63	666.63	10,071.66	8,000.00	(2,071.66)	8,000.00
5170-01 Site Signs - FC	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
5170-02 Site Signs - SC	-	41.63	41.63	-	500.00	500.00	500.00
5175-00 Sign Maintenance	-	541.63	541.63	-	6,500.00	6,500.00	6,500.00
5180-00 Pest Control	530.89	575.00	44.11	14,873.74	6,900.00	(7,973.74)	6,900.00
5720-00 Recoverable Maintenance	-	250.00	250.00	97.19	3,000.00	2,902.81	3,000.00
5720-01 Recoverable Maintenance - FC	-	100.00	100.00	-	1,200.00	1,200.00	1,200.00
5720-02 Recoverable Maintenance - SC	-	100.00	100.00	-	1,200.00	1,200.00	1,200.00



**Income Statement - Operating**  
 Fall Creek Homeowners Association, Inc.  
 12/31/2016

Date: 1/18/2017  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total General Maintenance</b>	\$72,968.06	\$99,693.39	\$26,725.33	\$1,046,159.34	\$1,196,322.00	\$150,162.66	\$1,196,322.00
<b>Utilities</b>							
5210-00 Electric - Entry/Irrigation	\$-	\$-	\$-	\$5,348.52	\$-	(\$5,348.52)	\$-
5210-01 Electric - Entry/Irrigation FC	-	208.37	208.37	216.35	2,500.00	2,283.65	2,500.00
5210-02 Electric - Entry/Irrigation SC	-	208.37	208.37	247.61	2,500.00	2,252.39	2,500.00
5215-00 Electric - Recreation Center	-	4,008.37	4,008.37	3,006.53	48,100.00	45,093.47	48,100.00
5220-00 Water / Sewer	311.64	4,104.13	3,792.49	11,462.67	49,250.00	37,787.33	49,250.00
5220-01 Water - Sprinkler System FC	-	141.63	141.63	188.42	1,700.00	1,511.58	1,700.00
5220-02 Water - Sprinkler System SC	-	141.63	141.63	6,561.14	1,700.00	(4,861.14)	1,700.00
5225-00 Water - Sprinkler System	6,502.39	400.00	(6,102.39)	47,813.89	4,800.00	(43,013.89)	4,800.00
5230-00 Streetlight Electric	22,541.84	17,500.00	(5,041.84)	223,889.30	210,000.00	(13,889.30)	210,000.00
5240-00 Telephone	979.42	1,066.63	87.21	10,940.09	12,800.00	1,859.91	12,800.00
5240-01 Telephone - FC	(77.00)	150.00	227.00	394.79	1,800.00	1,405.21	1,800.00
5240-02 Telephone - SC	(165.00)	150.00	315.00	568.66	1,800.00	1,231.34	1,800.00
5250-00 Gas Service	22.91	171.63	148.72	975.58	2,060.00	1,084.42	2,060.00
5260-00 Cable TV	108.49	120.00	11.51	605.82	1,440.00	834.18	1,440.00
5270-00 Trash Collection	601.99	540.00	(61.99)	7,102.93	6,480.00	(622.93)	6,480.00
<b>Total Utilities</b>	\$30,826.68	\$28,910.76	(\$1,915.92)	\$319,322.30	\$346,930.00	\$27,607.70	\$346,930.00
<b>Administrative</b>							
5310-00 General Administrative	4,807.75	8.37	(4,799.38)	34,508.41	100.00	(34,408.41)	100.00
5311-00 Meeting Expense	27.93	833.37	805.44	2,716.52	10,000.00	7,283.48	10,000.00
5315-00 Printing and Copying	-	266.63	266.63	1,038.60	3,200.00	2,161.40	3,200.00
5320-00 Postage/ Mailing	362.00	550.00	188.00	1,915.08	6,600.00	4,684.92	6,600.00
5325-00 Storage Fees	-	-	-	924.95	-	(924.95)	-
5330-00 Bank Service Charge	-	-	-	60.00	-	(60.00)	-
5335-00 Internet/Web Services	983.96	250.00	(733.96)	9,126.14	3,000.00	(6,126.14)	3,000.00
5350-00 NSF- Processing Fee	(25.00)	-	25.00	(25.00)	-	25.00	-
5360-00 Office Supplies	33.31	166.63	133.32	926.13	2,000.00	1,073.87	2,000.00
5365-00 Distribution	-	133.37	133.37	-	1,600.00	1,600.00	1,600.00
5370-00 Licenses/Fees/Permits	-	16.63	16.63	150.00	200.00	50.00	200.00
5390-00 Misc. Expenses	-	416.63	416.63	(188.71)	5,000.00	5,188.71	5,000.00
5390-01 Misc. Expense - FC	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
5390-02 Misc. Expense - SC	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
<b>Total Administrative</b>	\$6,189.95	\$2,808.37	(\$3,381.58)	\$51,152.12	\$33,700.00	(\$17,452.12)	\$33,700.00
<b>Professional Services</b>							
5402-00 Other Professional Services	-	2,500.00	2,500.00	3,944.91	30,000.00	26,055.09	30,000.00
5410-00 Management Fee	12,460.00	12,793.37	333.37	153,934.60	153,520.00	(414.60)	153,520.00
5420-00 Audit	-	1,666.63	1,666.63	8,550.00	20,000.00	11,450.00	20,000.00
5425-00 Tax Preparation	-	66.63	66.63	-	800.00	800.00	800.00
5430-00 Legal	705.00	2,500.00	1,795.00	29,275.55	30,000.00	724.45	30,000.00
5440-00 ACC Reviews	-	2,083.37	2,083.37	3,098.73	25,000.00	21,901.27	25,000.00
5445-00 Billing/Payment Processing	-	910.13	910.13	3,794.45	10,922.00	7,127.55	10,922.00
5450-00 Pool/Rec. Ctr. Administration	1,890.00	610.00	(1,280.00)	20,000.00	7,320.00	(12,680.00)	7,320.00
5710-00 Recoverable Legal	(2,310.00)	4,166.63	6,476.63	7,634.01	50,000.00	42,365.99	50,000.00
<b>Total Professional Services</b>	\$12,745.00	\$27,296.76	\$14,551.76	\$230,232.25	\$327,562.00	\$97,329.75	\$327,562.00
<b>Insurance &amp; Taxes</b>							
5540-00 Insurance	3,946.00	4,085.62	139.62	83,838.89	49,027.00	(34,811.89)	49,027.00
5550-00 Taxes	1,359.16	375.00	(984.16)	4,041.36	4,500.00	458.64	4,500.00
<b>Total Insurance &amp; Taxes</b>	\$5,305.16	\$4,460.62	(\$844.54)	\$87,880.25	\$53,527.00	(\$34,353.25)	\$53,527.00
<b>Lake Maintenance</b>							
5620-00 Lake Maintenance	1,158.46	1,100.00	(58.46)	14,231.01	13,200.00	(1,031.01)	13,200.00
5620-01 Lake Maintenance - FC	840.00	810.00	(30.00)	10,392.61	9,720.00	(672.61)	9,720.00
5620-02 Lake Maintenance - SC	1,192.91	450.00	(742.91)	6,435.25	5,400.00	(1,035.25)	5,400.00
5630-00 Lake Chemicals	-	417.00	417.00	4,268.47	5,004.00	735.53	5,004.00
5630-01 Lake Chemicals - FC	-	316.63	316.63	3,388.55	3,800.00	411.45	3,800.00
5630-02 Lake Chemicals - SC	-	275.00	275.00	3,326.59	3,300.00	(26.59)	3,300.00
5640-00 Lake Fountain Maint.	48.71	416.63	367.92	1,866.14	5,000.00	3,133.86	5,000.00



**Income Statement - Operating**  
 Fall Creek Homeowners Association, Inc.  
 12/31/2016

Date: 1/18/2017  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Lake Maintenance</b>	\$3,240.08	\$3,785.26	\$545.18	\$43,908.62	\$45,424.00	\$1,515.38	\$45,424.00
<b>Security Expense</b>							
5750-00 Patrol Services	\$-	\$34,005.12	\$34,005.12	\$413,322.00	\$408,061.00	(\$5,261.00)	\$408,061.00
5760-00 Alarm Monitoring	-	-	-	888.28	-	(888.28)	-
5770-00 False Alarms	-	20.00	20.00	218.00	240.00	22.00	240.00
<b>Total Security Expense</b>	\$-	\$34,025.12	\$34,025.12	\$414,428.28	\$408,301.00	(\$6,127.28)	\$408,301.00
<b>Committees</b>							
5810-00 Community Events	-	3,750.00	3,750.00	36,027.32	45,000.00	8,972.68	45,000.00
5820-00 YOM & Christmas Decorations	-	2,500.00	2,500.00	15,092.22	30,000.00	14,907.78	30,000.00
<b>Total Committees</b>	\$-	\$6,250.00	\$6,250.00	\$51,119.54	\$75,000.00	\$23,880.46	\$75,000.00
<b>Entry Maintenance</b>							
6010-01 Entry Gate Maintenance - FC	416.77	1,250.00	833.23	11,119.29	15,000.00	3,880.71	15,000.00
6010-02 Entry Gate Maintenance - SC	972.64	833.37	(139.27)	7,553.80	10,000.00	2,446.20	10,000.00
6050-01 Private Street Maintenance - FC	-	83.37	83.37	1,468.77	1,000.00	(468.77)	1,000.00
6050-02 Private Street Maintenance - SC	-	83.37	83.37	800.00	1,000.00	200.00	1,000.00
<b>Total Entry Maintenance</b>	\$1,389.41	\$2,250.11	\$860.70	\$20,941.86	\$27,000.00	\$6,058.14	\$27,000.00
<b>Pool</b>							
6125-00 Pool Maint/ Repair	-	2,550.00	2,550.00	37,393.10	30,600.00	(6,793.10)	30,600.00
6130-00 Extra Lifeguards	-	250.00	250.00	2,496.00	3,000.00	504.00	3,000.00
6135-00 Pool Management	1,407.25	12,115.62	10,708.37	152,905.10	145,387.00	(7,518.10)	145,387.00
<b>Total Pool</b>	\$1,407.25	\$14,915.62	\$13,508.37	\$192,794.20	\$178,987.00	(\$13,807.20)	\$178,987.00
<b>Amenity Center</b>							
6220-00 Electrical Repairs - Amenity Center	1,268.35	250.00	(1,018.35)	5,159.38	3,000.00	(2,159.38)	3,000.00
6225-00 Amenity Access Repairs	629.21	138.63	(490.58)	465.04	1,664.00	1,198.96	1,664.00
6230-00 Clubhouse Supplies	602.27	448.88	(153.39)	8,136.56	5,387.00	(2,749.56)	5,387.00
6235-00 Fitness Center Expense	4,223.01	800.00	(3,423.01)	10,201.32	9,600.00	(601.32)	9,600.00
6240-00 Key Fob Expense	-	1,666.63	1,666.63	5,087.75	20,000.00	14,912.25	20,000.00
6250-00 Playground Repair & Maintenance	883.32	250.00	(633.32)	15,355.00	3,000.00	(12,355.00)	3,000.00
6255-00 Tennis Court Repair & Maintenance	-	548.37	548.37	2,986.25	6,580.00	3,593.75	6,580.00
<b>Total Amenity Center</b>	\$7,606.16	\$4,102.51	(\$3,503.65)	\$47,391.30	\$49,231.00	\$1,839.70	\$49,231.00
<b>Other Expense</b>							
6300-00 Transfer to Reserve	-	14,518.13	14,518.13	-	174,218.00	174,218.00	174,218.00
6300-01 Transfer to Reserve - FC	-	3,610.12	3,610.12	-	43,321.00	43,321.00	43,321.00
6300-02 Transfer to Reserve - SC	-	744.13	744.13	-	8,930.00	8,930.00	8,930.00
6310-00 Capital Improvements	-	-	-	27,526.79	-	(27,526.79)	-
<b>Total Other Expense</b>	\$-	\$18,872.38	\$18,872.38	\$27,526.79	\$226,469.00	\$198,942.21	\$226,469.00
<b>Total OPERATING EXPENSE</b>	<b>\$141,677.75</b>	<b>\$247,370.90</b>	<b>\$105,693.15</b>	<b>\$2,532,856.85</b>	<b>\$2,968,453.00</b>	<b>\$435,596.15</b>	<b>\$2,968,453.00</b>
<b>Net Income:</b>	<b>\$159,351.71</b>	<b>\$0.11</b>	<b>\$159,351.60</b>	<b>\$516,175.59</b>	<b>\$0.00</b>	<b>\$516,175.59</b>	<b>\$0.00</b>



**Income Statement - Reserve**  
 Fall Creek Homeowners Association, Inc.  
 12/31/2016

Date: 1/18/2017  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>Income</b>							
4050-90 Interest Income - Reserve FC	\$18.32	\$-	\$18.32	\$138.07	\$-	\$138.07	\$-
4050-95 Interest Income - Reserve SC	7.90	-	7.90	79.91	-	79.91	-
4050-99 Interest Income - Reserve	605.22	-	605.22	6,267.43	-	6,267.43	-
<b>Total Income</b>	<b>\$631.44</b>	<b>\$-</b>	<b>\$631.44</b>	<b>\$6,485.41</b>	<b>\$-</b>	<b>\$6,485.41</b>	<b>\$-</b>
<b>Income</b>							
4236-90 Contribution to Reserves - FC	-	3,610.12	(3,610.12)	-	43,321.00	(43,321.00)	43,321.00
4236-95 Contribution to Reserves - SC	-	744.13	(744.13)	-	8,930.00	(8,930.00)	8,930.00
4236-99 Contribution To Reserves	-	14,518.13	(14,518.13)	-	174,218.00	(174,218.00)	174,218.00
<b>Total Income</b>	<b>\$-</b>	<b>\$18,872.38</b>	<b>(\$18,872.38)</b>	<b>\$-</b>	<b>\$226,469.00</b>	<b>(\$226,469.00)</b>	<b>\$226,469.00</b>
<b>Total RESERVE INCOME</b>	<b>\$631.44</b>	<b>\$18,872.38</b>	<b>(\$18,240.94)</b>	<b>\$6,485.41</b>	<b>\$226,469.00</b>	<b>(\$219,983.59)</b>	<b>\$226,469.00</b>
<b>RESERVE EXPENSE</b>							
<b>Reserve Expenses</b>							
6510-99 Capital Improvements - Reserve	-	-	-	88,673.52	-	(88,673.52)	-
<b>Total Reserve Expenses</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$88,673.52</b>	<b>\$-</b>	<b>(\$88,673.52)</b>	<b>\$-</b>
<b>Total RESERVE EXPENSE</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$88,673.52</b>	<b>\$-</b>	<b>(\$88,673.52)</b>	<b>\$-</b>
<b>Net Reserve:</b>	<b>\$631.44</b>	<b>\$18,872.38</b>	<b>(\$18,240.94)</b>	<b>(\$82,188.11)</b>	<b>\$226,469.00</b>	<b>(\$308,657.11)</b>	<b>\$226,469.00</b>



**Income Statement Summary - Operating**

Fall Creek Homeowners Association, Inc.

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<b>OPERATING INCOME</b>													
<b>Income</b>													
4050-00 Interest Income - Operating	\$-	\$402.12	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$402.12
4050-01 Interest Income - Operating FC	-	9.82	-	-	-	-	-	-	-	-	-	-	9.82
4050-02 Interest Income - Operating SC	-	22.10	-	-	-	-	-	-	-	-	-	-	22.10
4110-00 Maintenance Assessment	-	365,908.34	182,954.17	182,954.17	182,574.21	182,954.17	182,954.17	183,429.17	182,954.17	182,954.17	182,954.17	182,954.13	2,195,545.04
4111-01 Fairway Crossing Assessment	-	16,100.00	8,050.00	8,050.00	8,050.00	8,050.00	8,050.00	8,050.00	8,050.00	8,050.00	8,050.00	8,050.00	96,600.00
4111-02 Serrano Creek Assessment	-	8,933.34	4,466.67	4,466.67	4,466.67	4,466.67	4,466.67	4,466.67	4,466.67	4,466.67	4,466.67	4,466.63	53,600.00
4115-00 Pro-rated Assessment	-	-	-	677.13	3,497.35	3,415.04	3,353.95	4,966.91	5,957.60	1,426.30	725.18	(295.90)	23,723.56
4117-00 Fall Creek Commercial/Comm Services - Shared	-	-	-	-	-	-	149,119.02	-	-	-	-	72,000.00	221,119.02
4120-00 Builder Assessment	-	10,800.00	5,400.00	5,400.00	5,400.00	5,400.00	5,400.00	5,400.00	5,400.00	5,400.00	5,400.00	5,400.00	64,800.00
4135-00 Capital Improvement Fee	-	-	-	450.00	950.00	10,836.87	12,851.25	28,413.63	8,326.14	(35,552.89)	1,425.00	475.00	28,175.00
4210-00 Late Fee Income	-	4,182.07	-	(15.84)	(68.05)	(5.08)	(39.65)	-	-	(26.33)	-	-	4,027.12
4220-00 Fine Income	-	-	-	-	-	-	-	-	-	500.00	200.00	-	700.00
4230-00 Gate Entry Access Income	-	135.00	75.00	25.00	75.00	-	225.00	125.00	-	-	-	-	660.00
4230-01 Gate Entry Access Income - FC	-	-	-	-	150.00	-	-	-	-	-	-	-	150.00
4230-02 Gate Entry Access Income - SC	-	-	-	-	25.00	-	-	-	-	-	-	-	25.00
4235-00 Amenity Access Income	-	-	-	-	200.00	-	100.00	-	-	-	-	-	300.00
4240-00 Security Reimbursement - WCID 96	-	83,938.80	27,979.60	27,979.60	27,979.60	27,979.60	27,979.60	28,291.25	27,979.60	27,979.60	27,979.60	27,979.60	364,046.45
4400-00 Misc. Income	-	-	-	100.00	(1,500.00)	(1,000.00)	(3,000.00)	-	-	-	-	-	(5,400.00)
4400-01 Misc. Income - FC	-	-	-	-	3.58	126.97	167.90	121.29	7.47	-	-	-	427.21
4400-02 Misc. Income - SC	-	-	-	100.00	-	-	-	-	-	-	-	-	100.00
<b>Total Income</b>	<b>-</b>	<b>490,431.59</b>	<b>228,925.44</b>	<b>230,186.73</b>	<b>231,803.36</b>	<b>242,224.24</b>	<b>391,627.91</b>	<b>263,263.92</b>	<b>243,141.65</b>	<b>195,197.52</b>	<b>231,200.62</b>	<b>301,029.46</b>	<b>3,049,032.44</b>
<b>Total OPERATING INCOME</b>	<b>-</b>	<b>490,431.59</b>	<b>228,925.44</b>	<b>230,186.73</b>	<b>231,803.36</b>	<b>242,224.24</b>	<b>391,627.91</b>	<b>263,263.92</b>	<b>243,141.65</b>	<b>195,197.52</b>	<b>231,200.62</b>	<b>301,029.46</b>	<b>3,049,032.44</b>
<b>OPERATING EXPENSE</b>													
<b>General Maintenance</b>													
5110-00 General Maint./Repairs	-	4,030.40	242.32	965.00	-	1,442.99	3,780.00	8,752.34	1,390.44	15,737.72	615.89	1,150.74	38,107.84
5110-01 General Maint./Repairs - FC	-	695.73	-	-	-	-	-	-	-	-	-	-	695.73
5110-02 General Maint./Repairs - SC	-	3,374.60	-	-	-	-	-	-	-	-	-	-	3,374.60
5111-00 Lighting Repair & Maintenance	-	2,180.00	2,498.68	5,146.14	-	2,252.10	4,121.25	312.03	-	2,880.00	712.53	-	20,102.73
5137-00 Tree Contract	-	-	2,120.00	-	5,417.05	-	-	-	3,859.12	-	1,867.31	-	13,263.48



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5140-00 Landscape Maintenance Contract	\$-	\$63,399.86	\$66,799.86	\$126,799.72	\$63,399.86	\$63,399.86	\$-	\$126,799.72	\$-	\$126,799.72	\$63,399.86	\$63,399.86	\$764,198.32
5145-00 Landscape Extras & Improvement	-	1,369.36	47,942.55	-	11,433.80	-	-	-	2,265.13	45,626.41	736.53	5,705.64	115,079.42
5147-00 Lot Mowing	-	-	-	-	-	-	-	-	-	1,554.91	-	-	1,554.91
5150-00 Irrigation Maint/ Repairs	-	-	-	-	13,537.83	-	-	-	12,820.65	2,254.05	-	1,292.46	29,904.99
5155-00 Fence Maintenance & Repair	-	-	-	-	-	-	7,525.00	1,045.00	-	365.00	11,244.62	-	20,179.62
5160-00 Cleaning Services	200.00	2,515.41	-	285.00	2,265.41	1,333.47	1,678.47	1,368.47	1,453.47	1,453.47	1,213.47	888.47	14,655.11
5170-00 Site Signs	-	2,712.83	908.75	600.00	2,778.12	1,620.00	51.96	-	-	700.00	700.00	-	10,071.66
5180-00 Pest Control	-	2,070.00	-	244.37	2,354.83	1,237.94	1,101.82	2,260.07	3,972.00	-	1,101.82	530.89	14,873.74
5720-00 Recoverable Maintenance	-	97.19	-	-	-	-	-	-	-	-	-	-	97.19
<b>Total General Maintenance</b>	<b>200.00</b>	<b>82,445.38</b>	<b>120,512.16</b>	<b>134,040.23</b>	<b>101,186.90</b>	<b>71,286.36</b>	<b>18,258.50</b>	<b>140,537.63</b>	<b>25,760.81</b>	<b>197,371.28</b>	<b>81,592.03</b>	<b>72,968.06</b>	<b>1,046,159.34</b>
<b>Utilities</b>													
5210-00 Electric - Entry/Irrigation	-	-	22,266.97	158.96	11.17	-	(22,246.14)	-	4,956.13	149.83	51.60	-	5,348.52
5210-01 Electric - Entry/Irrigation FC	-	216.35	-	-	-	-	-	-	-	-	-	-	216.35
5210-02 Electric - Entry/Irrigation SC	-	247.61	-	-	-	-	-	-	-	-	-	-	247.61
5215-00 Electric - Recreation Center	-	3,006.53	-	-	-	-	-	-	-	-	-	-	3,006.53
5220-00 Water / Sewer	-	288.34	1,285.91	4,466.28	836.63	357.35	842.38	1,037.36	998.98	819.51	218.29	311.64	11,462.67
5220-01 Water - Sprinkler System FC	-	9.31	71.85	10.93	-	-	-	-	-	96.33	-	-	188.42
5220-02 Water - Sprinkler System SC	-	12.78	58.50	0.29	-	274.85	1,915.66	927.43	955.73	1,424.53	991.37	-	6,561.14
5225-00 Water - Sprinkler System	-	1,232.29	633.67	476.84	470.08	2,736.60	904.77	22,046.60	1,714.87	6,053.34	5,042.44	6,502.39	47,813.89
5230-00 Streetlight Electric	-	(18,850.53)	21,926.14	21,867.31	21,997.85	21,191.85	45,011.55	22,509.15	18,648.68	23,535.72	23,509.74	22,541.84	223,889.30
5240-00 Telephone	-	1,460.26	894.15	855.77	774.76	2,171.46	965.88	443.05	443.68	1,012.10	939.56	979.42	10,940.09
5240-01 Telephone - FC	-	164.21	-	-	-	-	-	76.86	76.90	76.82	77.00	(77.00)	394.79
5240-02 Telephone - SC	-	75.58	-	-	-	-	-	164.13	164.85	164.10	165.00	(165.00)	568.66
5250-00 Gas Service	-	188.35	-	69.18	57.24	88.27	110.23	54.04	69.17	86.57	229.62	22.91	975.58
5260-00 Cable TV	-	99.37	-	99.49	-	-	-	99.49	99.49	-	99.49	108.49	605.82
5270-00 Trash Collection	-	1,585.91	303.62	965.23	575.92	384.63	490.93	548.92	547.92	548.28	549.58	601.99	7,102.93
<b>Total Utilities</b>	<b>-</b>	<b>(10,263.64)</b>	<b>47,440.81</b>	<b>28,970.28</b>	<b>24,723.65</b>	<b>27,205.01</b>	<b>27,995.26</b>	<b>47,907.03</b>	<b>28,676.40</b>	<b>33,967.13</b>	<b>31,873.69</b>	<b>30,826.68</b>	<b>319,322.30</b>
<b>Administrative</b>													
5310-00 General Administrative	-	-	2,895.04	3,214.34	796.32	3,036.35	1,956.24	2,823.67	1,823.14	1,372.57	11,782.99	4,807.75	34,508.41
5311-00 Meeting Expense	-	45.96	-	58.94	279.69	324.50	107.72	142.10	801.37	63.28	865.03	27.93	2,716.52
5315-00 Printing and Copying	-	573.29	-	-	-	-	-	-	-	-	465.31	-	1,038.60
5320-00 Postage/ Mailing	-	1,553.08	-	-	-	-	-	-	-	-	-	362.00	1,915.08
5325-00 Storage Fees	-	-	-	-	658.00	266.95	-	-	-	-	-	-	924.95
5330-00 Bank Service Charge	-	60.00	-	-	-	-	-	-	-	-	-	-	60.00
5335-00 Internet/Web Services	-	1,294.83	281.71	1,239.09	502.78	1,080.19	743.08	819.51	765.45	507.51	908.03	983.96	9,126.14



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5350-00 NSF- Processing Fee	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	(\$25.00)	(\$25.00)
5360-00 Office Supplies	-	220.74	378.26	32.46	54.11	20.89	108.24	78.12	-	-	-	33.31	926.13
5370-00 Licenses/Fees/Permits	-	-	-	50.00	100.00	-	-	-	-	-	-	-	150.00
5390-00 Misc. Expenses	-	940.00	-	-	2,560.27	(2,290.00)	(1,398.98)	-	-	-	-	-	(188.71)
5580-00 Bad Debts	-	71.88	3,801.36	-	-	16.82	-	(3,890.06)	-	-	-	-	-
5730-00 Recov. Transfer/Refinance Fee	-	-	-	-	-	(285.00)	-	285.00	(80.00)	-	80.00	-	-
<b>Total Administrative</b>	-	<b>4,759.78</b>	<b>7,356.37</b>	<b>4,594.83</b>	<b>4,951.17</b>	<b>2,170.70</b>	<b>1,516.30</b>	<b>258.34</b>	<b>3,309.96</b>	<b>1,943.36</b>	<b>14,101.36</b>	<b>6,189.95</b>	<b>51,152.12</b>
<b>Professional Services</b>													
5402-00 Other Professional Services	-	3,780.00	822.45	-	80.00	(737.54)	-	-	-	-	-	-	3,944.91
5410-00 Management Fee	-	26,171.13	12,428.75	12,430.00	12,430.00	12,430.00	12,431.25	12,431.25	12,432.50	12,460.00	15,829.72	12,460.00	153,934.60
5420-00 Audit	-	-	-	-	-	-	-	8,550.00	-	-	-	-	8,550.00
5430-00 Legal	-	22.00	4,484.25	1,136.90	1,989.10	7,135.50	5,042.30	1,290.00	1,230.00	3,419.00	2,821.50	705.00	29,275.55
5440-00 ACC Reviews	-	3,098.73	-	-	-	-	-	-	-	-	-	-	3,098.73
5445-00 Billing/Payment Processing	-	3,794.45	-	-	-	-	-	-	-	-	-	-	3,794.45
5450-00 Pool/Rec. Ctr. Administration	-	1,100.00	-	3,780.00	-	3,780.00	3,780.00	-	1,890.00	1,890.00	1,890.00	1,890.00	20,000.00
5710-00 Recoverable Legal	-	10,221.41	-	(277.40)	-	-	506.52	-	(506.52)	-	-	(2,310.00)	7,634.01
<b>Total Professional Services</b>	-	<b>48,187.72</b>	<b>17,735.45</b>	<b>17,069.50</b>	<b>14,499.10</b>	<b>22,607.96</b>	<b>21,760.07</b>	<b>22,271.25</b>	<b>15,045.98</b>	<b>17,769.00</b>	<b>20,541.22</b>	<b>12,745.00</b>	<b>230,232.25</b>
<b>Insurance &amp; Taxes</b>													
5540-00 Insurance	-	37,599.00	4,701.89	4,699.00	4,699.00	4,699.00	4,699.00	4,699.00	4,699.00	4,699.00	4,699.00	3,946.00	83,838.89
5550-00 Taxes	-	2,206.09	-	-	-	-	-	-	-	-	476.11	1,359.16	4,041.36
<b>Total Insurance &amp; Taxes</b>	-	<b>39,805.09</b>	<b>4,701.89</b>	<b>4,699.00</b>	<b>4,699.00</b>	<b>4,699.00</b>	<b>4,699.00</b>	<b>4,699.00</b>	<b>4,699.00</b>	<b>4,699.00</b>	<b>5,175.11</b>	<b>5,305.16</b>	<b>87,880.25</b>
<b>Lake Maintenance</b>													
5620-00 Lake Maintenance	-	2,240.00	1,120.00	1,170.35	1,149.70	1,120.00	1,120.00	1,120.00	1,120.00	1,678.90	1,233.60	1,158.46	14,231.01
5620-01 Lake Maintenance - FC	-	1,680.00	840.00	932.02	840.00	840.00	840.00	840.00	840.00	943.68	956.91	840.00	10,392.61
5620-02 Lake Maintenance - SC	-	1,120.00	560.00	583.97	-	676.91	443.09	-	570.11	611.35	676.91	1,192.91	6,435.25
5630-00 Lake Chemicals	-	470.50	284.70	77.40	284.70	116.91	1,210.25	985.13	780.42	58.46	-	-	4,268.47
5630-01 Lake Chemicals - FC	-	443.55	116.91	52.51	127.15	-	728.64	961.08	526.80	351.25	80.66	-	3,388.55
5630-02 Lake Chemicals - SC	-	727.48	261.20	77.37	676.91	38.70	401.61	701.46	295.25	146.61	-	-	3,326.59
5640-00 Lake Fountain Maint.	-	47.95	622.44	255.94	-	-	-	-	891.10	-	-	48.71	1,866.14
<b>Total Lake Maintenance</b>	-	<b>6,729.48</b>	<b>3,805.25</b>	<b>3,149.56</b>	<b>3,078.46</b>	<b>2,792.52</b>	<b>4,743.59</b>	<b>4,607.67</b>	<b>5,023.68</b>	<b>3,790.25</b>	<b>2,948.08</b>	<b>3,240.08</b>	<b>43,908.62</b>
<b>Security Expense</b>													
5750-00 Patrol Services	-	118,138.00	32,776.00	32,976.00	81,540.00	49,564.00	32,776.00	32,776.00	32,776.00	32,776.00	(32,776.00)	-	413,322.00
5760-00 Alarm Monitoring	-	369.34	-	-	-	-	-	-	-	-	518.94	-	888.28
5770-00 False Alarms	-	-	-	-	-	-	-	218.00	-	-	-	-	218.00
<b>Total Security Expense</b>	-	<b>118,507.34</b>	<b>32,776.00</b>	<b>32,976.00</b>	<b>81,540.00</b>	<b>49,564.00</b>	<b>32,776.00</b>	<b>32,994.00</b>	<b>32,776.00</b>	<b>32,776.00</b>	<b>(32,257.06)</b>	-	<b>414,428.28</b>
<b>Committees</b>													
5810-00 Community Events	-	1,376.96	4,889.04	109.60	-	10,750.17	-	-	9,473.17	3,708.48	5,719.90	-	36,027.32
5820-00 YOM & Christmas Decorations	-	-	-	53.23	-	-	-	-	15,038.99	-	-	-	15,092.22
<b>Total Committees</b>	-	<b>1,376.96</b>	<b>4,889.04</b>	<b>162.83</b>	-	<b>10,750.17</b>	-	-	<b>24,512.16</b>	<b>3,708.48</b>	<b>5,719.90</b>	-	<b>51,119.54</b>





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<b>Entry Maintenance</b>													
6010-01 Entry Gate Maintenance - FC	\$-	\$5,818.87	\$297.69	\$1,791.73	(\$1,196.35)	\$2,287.16	\$95.89	\$297.69	(\$501.06)	\$1,091.03	\$719.87	\$416.77	\$11,119.29
6010-02 Entry Gate Maintenance - SC	-	893.07	297.69	999.46	297.69	1,523.38	297.69	1,384.52	292.28	297.69	297.69	972.64	7,553.80
6050-01 Private Street Maintenance - FC	-	-	1,468.77	-	-	-	-	-	-	-	-	-	1,468.77
6050-02 Private Street Maintenance - SC	-	-	-	-	-	-	800.00	-	-	-	-	-	800.00
<b>Total Entry Maintenance</b>	-	<b>6,711.94</b>	<b>2,064.15</b>	<b>2,791.19</b>	<b>(898.66)</b>	<b>3,810.54</b>	<b>1,193.58</b>	<b>1,682.21</b>	<b>(208.78)</b>	<b>1,388.72</b>	<b>1,017.56</b>	<b>1,389.41</b>	<b>20,941.86</b>
<b>Pool</b>													
6125-00 Pool Maint/ Repair	-	4,292.11	8,941.45	14,183.82	4,945.75	(6,202.00)	-	981.72	1,569.26	-	8,680.99	-	37,393.10
6130-00 Extra Lifeguards	-	-	-	-	-	480.00	1,072.00	944.00	-	-	-	-	2,496.00
6135-00 Pool Management	-	2,814.50	7,518.10	4,814.50	17,657.25	33,407.25	38,407.25	32,007.25	-	13,464.50	1,407.25	1,407.25	152,905.10
<b>Total Pool</b>	-	<b>7,106.61</b>	<b>16,459.55</b>	<b>18,998.32</b>	<b>22,603.00</b>	<b>27,685.25</b>	<b>39,479.25</b>	<b>33,932.97</b>	<b>1,569.26</b>	<b>13,464.50</b>	<b>10,088.24</b>	<b>1,407.25</b>	<b>192,794.20</b>
<b>Amenity Center</b>													
6220-00 Electrical Repairs - Amenity Center	-	-	515.00	494.97	-	-	-	-	891.37	-	1,989.69	1,268.35	5,159.38
6225-00 Amenity Access Repairs	-	-	17,173.72	1,110.68	408.83	(1,139.28)	(225.00)	115.02	(17,608.14)	-	-	629.21	465.04
6230-00 Clubhouse Supplies	-	1,484.65	496.49	250.94	824.94	1,112.11	525.89	1,324.54	271.92	552.32	690.49	602.27	8,136.56
6235-00 Fitness Center Expense	-	1,198.73	313.43	1,917.75	-	259.52	-	1,100.21	85.36	389.28	714.03	4,223.01	10,201.32
6240-00 Key Fob Expense	-	-	-	692.80	-	692.80	-	-	3,702.15	-	-	-	5,087.75
6250-00 Playground Repair & Maintenance	-	2,078.88	974.25	-	-	-	-	11,290.00	-	-	128.55	883.32	15,355.00
6255-00 Tennis Court Repair & Maintenance	-	581.90	-	-	-	-	38.01	-	1,135.00	877.13	354.21	-	2,986.25
<b>Total Amenity Center</b>	-	<b>5,344.16</b>	<b>19,472.89</b>	<b>4,467.14</b>	<b>1,233.77</b>	<b>925.15</b>	<b>338.90</b>	<b>13,829.77</b>	<b>(11,522.34)</b>	<b>1,818.73</b>	<b>3,876.97</b>	<b>7,606.16</b>	<b>47,391.30</b>
<b>Other Expense</b>													
6310-00 Capital Improvements	-	736.53	-	6,634.10	-	-	-	2,667.10	17,489.06	-	-	-	27,526.79
<b>Total Other Expense</b>	-	<b>736.53</b>	-	<b>6,634.10</b>	-	-	-	<b>2,667.10</b>	<b>17,489.06</b>	-	-	-	<b>27,526.79</b>
<b>Total OPERATING EXPENSE</b>	<b>200.00</b>	<b>311,447.35</b>	<b>277,213.56</b>	<b>258,552.98</b>	<b>257,616.39</b>	<b>223,496.66</b>	<b>152,760.45</b>	<b>305,386.97</b>	<b>147,131.19</b>	<b>312,696.45</b>	<b>144,677.10</b>	<b>141,677.75</b>	<b>2,532,856.85</b>
<b>Net Income:</b>	<b>(200.00)</b>	<b>178,984.24</b>	<b>(48,288.12)</b>	<b>(28,366.25)</b>	<b>(25,813.03)</b>	<b>18,727.58</b>	<b>238,867.46</b>	<b>(42,123.05)</b>	<b>96,010.46</b>	<b>(117,498.93)</b>	<b>86,523.52</b>	<b>159,351.71</b>	<b>516,175.59</b>



**Income Statement Summary - Reserve**  
 Fall Creek Homeowners Association, Inc.  
 Fiscal Period: December 2016

Date: 1/18/2017  
 Time: 4:05 pm  
 Page: 5

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>RESERVE INCOME</b>													
<b>Income</b>													
4050-90 Interest Income - Reserve FC	\$-	\$-	\$-	\$-	\$17.81	\$16.70	\$-	\$34.53	\$16.71	\$17.28	\$16.72	\$18.32	\$138.07
4050-95 Interest Income - Reserve SC	-	5.99	-	14.39	7.68	7.20	-	14.88	7.21	7.45	7.21	7.90	79.91
4050-99 Interest Income - Reserve	-	596.39	-	1,129.31	585.16	548.83	553.86	581.09	549.52	568.07	549.98	605.22	6,267.43
<b>Total Income</b>	-	<b>602.38</b>	-	<b>1,143.70</b>	<b>610.65</b>	<b>572.73</b>	<b>553.86</b>	<b>630.50</b>	<b>573.44</b>	<b>592.80</b>	<b>573.91</b>	<b>631.44</b>	<b>6,485.41</b>
<b>Total RESERVE INCOME</b>	-	<b>602.38</b>	-	<b>1,143.70</b>	<b>610.65</b>	<b>572.73</b>	<b>553.86</b>	<b>630.50</b>	<b>573.44</b>	<b>592.80</b>	<b>573.91</b>	<b>631.44</b>	<b>6,485.41</b>
<b>RESERVE EXPENSE</b>													
<b>Reserve Expenses</b>													
6501-99 Reserve Expenses	-	-	21,628.95	-	-	(21,628.95)	-	-	-	-	-	-	-
6510-99 Capital Improvements - Reserve	-	55,443.02	-	-	-	33,230.50	-	-	-	-	-	-	88,673.52
<b>Total Reserve Expenses</b>	-	<b>55,443.02</b>	<b>21,628.95</b>	-	-	<b>11,601.55</b>	-	-	-	-	-	-	<b>88,673.52</b>
<b>Total RESERVE EXPENSE</b>	-	<b>55,443.02</b>	<b>21,628.95</b>	-	-	<b>11,601.55</b>	-	-	-	-	-	-	<b>88,673.52</b>
<b>Net Reserve:</b>	-	<b>(54,840.64)</b>	<b>(21,628.95)</b>	<b>1,143.70</b>	<b>610.65</b>	<b>(11,028.82)</b>	<b>553.86</b>	<b>630.50</b>	<b>573.44</b>	<b>592.80</b>	<b>573.91</b>	<b>631.44</b>	<b>(82,188.11)</b>