



Balance Sheet
 Fall Creek Homeowners Association, Inc.
 End Date: 07/31/2022

Date: 8/17/2022
 Time: 12:40 am
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Assets	Operating	Reserve	Total
Current Assets			
Veritex Bank Operating	\$325,177.23	\$0.00	\$325,177.23
Veritex Bank Money Market	\$0.00	\$1.71	\$1.71
Veritex Bank Operating Fairway Crossing	\$112,031.31	\$0.00	\$112,031.31
Veritex Bank Reserve Fairway Crossing	\$0.00	\$42,699.12	\$42,699.12
Veritex Bank Operating Serrano Creek	\$65,942.76	\$0.00	\$65,942.76
Veritex Bank SC Reserve	\$0.00	\$8,051.17	\$8,051.17
Veritex Bank Social Committee Debit Card	\$13,031.10	\$0.00	\$13,031.10
Veritex Bank Tennis Team Operating	\$20,683.86	\$0.00	\$20,683.86
Pacific Premier Money Market *0264	\$0.00	\$5,535.61	\$5,535.61
Pacific Premier ICS *264	\$0.00	\$727,721.46	\$727,721.46
Pacific Premier Operating Money Market *2559	\$240,707.30	\$0.00	\$240,707.30
Pacific Premier Operating Money Market ICS *559	\$2,868,511.67	\$0.00	\$2,868,511.67
Alliance CDARS (2434) & (2047)	\$0.00	\$1,030,904.39	\$1,030,904.39
Alliance Capital Reserve *6152	\$0.00	\$110,046.19	\$110,046.19
Alliance Fairway Crossing Reserve *7857	\$0.00	\$39,540.97	\$39,540.97
Alliance Serrano Creek Reserve *3693	\$0.00	\$95,080.49	\$95,080.49
AAB ICS Capital Reserve *443	\$0.00	\$100,868.78	\$100,868.78
AAB ICS Fairway Crossing Reserve *391	\$0.00	\$241,745.52	\$241,745.52
AAB ICS Serrano Creek Reserve *247	\$0.00	\$160,221.88	\$160,221.88
Total: Current Assets	\$3,646,085.23	\$2,562,417.29	\$6,208,502.52
Accounts Receivable			
Accounts Receivable	\$420,085.12	\$0.00	\$420,085.12
Allowance For Doubtful Accounts	(\$101,848.23)	\$0.00	(\$101,848.23)
Due from Operating	(\$1,248.55)	\$0.00	(\$1,248.55)
Due from Operating - FC	\$186,831.38	\$0.00	\$186,831.38
Due from Operating - SC	\$50,837.47	\$0.00	\$50,837.47
Due from FC Operating to FC Reserve	\$0.00	\$50,323.22	\$50,323.22
Due from Operating to SC Reserve	\$0.00	\$26,997.78	\$26,997.78
Due From Operating to Reserve	\$0.00	\$248,679.51	\$248,679.51
Due from Reserve to Operating	\$529,119.78	\$0.00	\$529,119.78
Due from FC Operating	\$0.00	(\$1,364.54)	(\$1,364.54)
A/R Fall Creek Commercial POA	\$397,286.38	\$0.00	\$397,286.38
Allowance For Doubtful Accounts - Joint Maintenance	(\$492,286.38)	\$0.00	(\$492,286.38)
A/R Other	\$1,374.78	\$0.00	\$1,374.78
Total: Accounts Receivable	\$990,151.75	\$324,635.97	\$1,314,787.72
Other Assets			
Prepaid Expenses	\$21,291.52	\$0.00	\$21,291.52
Total: Other Assets	\$21,291.52	\$0.00	\$21,291.52
Current Liabilities			
Due to Operating	\$494.54	\$0.00	\$494.54
Total: Current Liabilities	\$494.54	\$0.00	\$494.54
Total: Assets	\$4,658,023.04	\$2,887,053.26	\$7,545,076.30
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$19,165.28	\$0.00	\$19,165.28
Accrued Expenses	\$111,273.00	\$0.00	\$111,273.00
Due to FC Reserve	\$17,870.00	\$0.00	\$17,870.00
Due to SC Reserve	\$26,062.83	\$0.00	\$26,062.83
Payable to SC Reserve from SC Operating	\$934.95	\$0.00	\$934.95
Payable to Reserve	\$279,327.78	\$0.00	\$279,327.78
Payable to FC	\$75,967.18	\$0.00	\$75,967.18
Payable to SC	\$23,458.01	\$0.00	\$23,458.01
Payable to SC Reserve	(\$313.60)	\$0.00	(\$313.60)
Payable to Operating from Reserve	\$0.00	\$529,119.78	\$529,119.78



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	Operating	Reserve	Total
Due to Fairway Crossing	\$110,864.20	\$0.00	\$110,864.20
Due to Serrano Creek	\$27,379.46	\$0.00	\$27,379.46
Due to Tennis Committee	\$7,170.93	\$0.00	\$7,170.93
Deferred Revenue	\$1,200,362.50	\$0.00	\$1,200,362.50
Deferred Revenue - Fairway Crossing	\$39,083.31	\$0.00	\$39,083.31
Deferred Revenue - Serrano Creek	\$28,213.31	\$0.00	\$28,213.31
Fall Creek CSO - Enhancement Fee	\$100,427.25	\$0.00	\$100,427.25
Clubhouse Rental Deposits	\$550.00	\$0.00	\$550.00
Deposits - ARC	\$68,357.92	\$0.00	\$68,357.92
Prepaid Assessments	\$55,113.96	\$0.00	\$55,113.96
A/P Spectrum Collections	\$48,365.35	\$0.00	\$48,365.35
Fed Income Tax Payable	\$1,172.00	\$0.00	\$1,172.00
Total: Current Liabilities	\$2,240,805.62	\$529,119.78	\$2,769,925.40
Equity			
Retained Earnings - Operating Fund	\$460,718.45	\$0.00	\$460,718.45
Fairway Crossing Operating Fund	\$209,821.57	\$0.00	\$209,821.57
Serrano Creek Operating Fund	\$70,271.38	\$0.00	\$70,271.38
Fairway Crossing Reserve Fund	\$0.00	\$162,107.35	\$162,107.35
Serrano Creek Reserve Fund	\$0.00	\$214,054.95	\$214,054.95
Reserve Fund	\$0.00	\$1,989,125.43	\$1,989,125.43
Total: Equity	\$740,811.40	\$2,365,287.73	\$3,106,099.13
Total Net Income Gain / Loss	\$1,676,406.02	(\$7,354.25)	\$1,669,051.77
Total: Liabilities & Equity	\$4,658,023.04	\$2,887,053.26	\$7,545,076.30



Income Statement
 Fall Creek Homeowners Association, Inc.
 07/31/2022

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4050-00 Interest Income - Operating	\$47.96	\$-	\$47.96	\$210.71	\$-	\$210.71	\$-
4110-00 Maintenance Assessment	240,430.50	240,072.50	358.00	1,683,045.50	1,680,507.50	2,538.00	2,880,870.00
4111-01 Fairway Crossing Assessment	7,816.67	7,816.67	-	54,716.69	54,716.69	-	93,800.00
4111-02 Serrano Creek Assessment	5,642.67	5,642.67	-	39,498.69	39,498.69	-	67,712.00
4117-00 Fall Creek Commercial/Comm Services - Shared	122,000.00	24,583.33	97,416.67	122,000.00	172,083.31	(50,083.31)	295,000.00
4135-00 Capital Improvement Fee	-	-	-	2,192.50	-	2,192.50	-
4210-00 Late Fee Income	4,290.59	-	4,290.59	54,192.21	-	54,192.21	-
4220-00 Fine Income	-	-	-	3,000.00	-	3,000.00	-
4230-00 Gate Entry Access Income	200.00	-	200.00	400.00	-	400.00	-
4230-01 Gate Entry Access Income - FC	-	-	-	400.00	-	400.00	-
4230-02 Gate Entry Access Income - SC	-	-	-	200.00	-	200.00	-
4235-00 Amenity Access Income	600.00	-	600.00	2,950.00	-	2,950.00	-
4236-00 Clubhouse Rental and Cleaning	1,500.00	833.33	666.67	3,525.00	5,833.31	(2,308.31)	10,000.00
4237-00 Clubhouse Rental	2,400.00	-	2,400.00	8,700.00	-	8,700.00	-
4238-00 Clubhouse Rental - Officer Fee	-	-	-	640.00	-	640.00	-
4240-00 Security Reimbursement - WCID 96	29,746.98	-	29,746.98	202,926.72	-	202,926.72	-
4251-00 Allowance for Delinquent Assessments 5%	-	5,225.00	(5,225.00)	(46.00)	36,575.00	(36,621.00)	62,700.00
4265-00 Tennis Income	193.90	833.33	(639.43)	17,638.34	5,833.31	11,805.03	10,000.00
4400-00 Misc. Income	1,381,167.00	-	1,381,167.00	1,381,167.00	-	1,381,167.00	-
Total Income	\$1,796,036.27	\$285,006.83	\$1,511,029.44	\$3,577,357.36	\$1,995,047.81	\$1,582,309.55	\$3,420,082.00
Total OPERATING INCOME	\$1,796,036.27	\$285,006.83	\$1,511,029.44	\$3,577,357.36	\$1,995,047.81	\$1,582,309.55	\$3,420,082.00
OPERATING EXPENSE							
General Maintenance							
5110-00 General Maint./Repairs	3,542.25	7,083.33	3,541.08	111,436.10	49,583.31	(61,852.79)	85,000.00
5110-01 General Maint./Repairs - FC	551.50	416.67	(134.83)	3,659.06	2,916.69	(742.37)	5,000.00
5110-02 General Maint./Repairs - SC	129.90	333.33	203.43	2,706.68	2,333.31	(373.37)	4,000.00
5111-00 Lighting Repair & Maintenance	-	3,333.33	3,333.33	23,274.10	23,333.31	59.21	40,000.00
5140-00 Landscape Maintenance Contract	84,931.72	83,266.38	(1,665.34)	588,693.34	582,864.66	(5,828.68)	999,196.58
5145-00 Landscape Extras & Improvement	29,191.31	20,833.33	(8,357.98)	97,988.53	145,833.31	47,844.78	250,000.00
5145-01 Landscape Extras & Improvement - FC	4,099.98	833.33	(3,266.65)	4,099.98	5,833.31	1,733.33	10,000.00
5145-02 Landscape Extras & Improvement - SC	5,696.67	541.67	(5,155.00)	5,696.67	3,791.69	(1,904.98)	6,500.00
5150-00 Irrigation Maint/ Repairs	5,667.93	4,583.33	(1,084.60)	27,288.12	32,083.31	4,795.19	55,000.00
5151-00 Irrigation Maint/ Repairs - SC	858.18	416.67	(441.51)	858.18	2,916.69	2,058.51	5,000.00
5152-00 Irrigation Maint/ Repairs - FC	-	416.67	416.67	1,287.78	2,916.69	1,628.91	5,000.00
5155-00 Fence Maintenance & Repair	5,782.47	4,166.67	(1,615.80)	13,990.74	29,166.69	15,175.95	50,000.00
5156-00 Fence Maintenance/Repair- FC	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
5157-00 Fence Maintenance/Repairs- SC	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
5160-00 Cleaning Services	2,605.36	2,083.33	(522.03)	14,566.84	14,583.31	16.47	25,000.00
5180-00 Pest Control	1,367.62	583.33	(784.29)	4,799.92	4,083.31	(716.61)	7,000.00
Total General Maintenance	\$144,424.89	\$129,891.37	(\$14,533.52)	\$900,346.04	\$909,239.59	\$8,893.55	\$1,558,696.58
Utilities							
5220-00 Water / Sewer	30,903.41	18,333.33	(12,570.08)	104,663.66	128,333.31	23,669.65	220,000.00
5230-00 Streetlight Electric	28,229.65	18,333.33	(9,896.32)	138,084.22	128,333.31	(9,750.91)	220,000.00
5240-00 Telephone	706.29	666.67	(39.62)	5,450.17	4,666.69	(783.48)	8,000.00
5240-01 Telephone - FC	397.72	333.33	(64.39)	1,590.88	2,333.31	742.43	4,000.00
5240-02 Telephone - SC	322.49	333.33	10.84	1,289.96	2,333.31	1,043.35	4,000.00
5250-00 Gas Service	232.70	375.00	142.30	4,245.32	2,625.00	(1,620.32)	4,500.00
5260-00 Cable TV	123.62	116.67	(6.95)	855.30	816.69	(38.61)	1,400.00
5270-00 Trash Collection	421.94	408.33	(13.61)	2,802.76	2,858.31	55.55	4,900.00
Total Utilities	\$61,337.82	\$38,899.99	(\$22,437.83)	\$258,982.27	\$272,299.93	\$13,317.66	\$466,800.00
Administrative							



Income Statement
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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5310-00 General Administrative	\$3,831.52	\$4,166.67	\$335.15	\$41,281.18	\$29,166.69	(\$12,114.49)	\$50,000.00
5311-00 Meeting Expense	210.55	383.33	172.78	2,121.66	2,683.31	561.65	4,600.00
5325-00 Storage Fees	578.00	250.00	(328.00)	2,960.87	1,750.00	(1,210.87)	3,000.00
5335-00 Internet/Web Services	2,824.40	3,083.33	258.93	19,611.79	21,583.31	1,971.52	37,000.00
5370-00 Licenses/Fees/Permits	-	-	-	60.00	-	(60.00)	-
5380-00 Contributions/Donations	-	1,416.67	1,416.67	17,840.00	9,916.69	(7,923.31)	17,000.00
5390-00 Misc. Expenses	100.00	-	(100.00)	100.00	-	(100.00)	-
Total Administrative	\$7,544.47	\$9,300.00	\$1,755.53	\$83,975.50	\$65,100.00	(\$18,875.50)	\$111,600.00
Professional Services							
5410-00 Management Fee	15,347.08	14,416.67	(930.41)	79,542.47	100,916.69	21,374.22	173,000.00
5420-00 Audit	-	625.00	625.00	-	4,375.00	4,375.00	7,500.00
5425-00 Tax Preparation	-	41.67	41.67	-	291.69	291.69	500.00
5430-00 Legal	148.00	4,166.67	4,018.67	8,158.33	29,166.69	21,008.36	50,000.00
5450-00 Pool/Rec. Ctr. Administration	2,095.00	2,125.00	30.00	14,665.00	14,875.00	210.00	25,500.00
Total Professional Services	\$17,590.08	\$21,375.01	\$3,784.93	\$102,365.80	\$149,625.07	\$47,259.27	\$256,500.00
Insurance & Taxes							
5540-00 Insurance Expense	6,348.80	7,750.00	1,401.20	51,844.67	54,250.00	2,405.33	93,000.00
5550-00 Taxes	74.93	416.67	341.74	5,017.72	2,916.69	(2,101.03)	5,000.00
Total Insurance & Taxes	\$6,423.73	\$8,166.67	\$1,742.94	\$56,862.39	\$57,166.69	\$304.30	\$98,000.00
Lake Maintenance							
5620-00 Lake Maintenance	949.77	2,041.67	1,091.90	11,203.71	14,291.69	3,087.98	24,500.00
5620-01 Lake Maintenance - FC	3,342.89	1,291.67	(2,051.22)	10,347.95	9,041.69	(1,306.26)	15,500.00
5620-02 Lake Maintenance - SC	778.61	1,291.67	513.06	19,698.30	9,041.69	(10,656.61)	15,500.00
Total Lake Maintenance	\$5,071.27	\$4,625.01	(\$446.26)	\$41,249.96	\$32,375.07	(\$8,874.89)	\$55,500.00
Security Expense							
5750-00 Patrol Services	37,498.00	43,380.75	5,882.75	113,499.00	303,665.25	190,166.25	520,569.00
5760-00 Alarm Monitoring	-	45.83	45.83	-	320.81	320.81	550.00
5770-00 False Alarms	-	125.00	125.00	760.00	875.00	115.00	1,500.00
Total Security Expense	\$37,498.00	\$43,551.58	\$6,053.58	\$114,259.00	\$304,861.06	\$190,602.06	\$522,619.00
Committees							
5810-00 Community Events	4,677.71	4,166.67	(511.04)	27,937.27	29,166.69	1,229.42	50,000.00
5815-00 Tennis Coach Payments	2,163.00	833.33	(1,329.67)	10,407.00	5,833.31	(4,573.69)	10,000.00
5820-00 YOM & Christmas Decorations	-	4,666.67	4,666.67	-	32,666.69	32,666.69	56,000.00
5830-00 Parks and Trails Committee	3,930.00	-	(3,930.00)	92,794.87	-	(92,794.87)	-
5845-00 Crime Watch Committee	-	833.33	833.33	1,449.26	5,833.31	4,384.05	10,000.00
5855-00 Marketing Committee	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
5865-00 Welcome Committee	-	104.17	104.17	243.51	729.19	485.68	1,250.00
Total Committees	\$10,770.71	\$11,437.50	\$666.79	\$132,831.91	\$80,062.50	(\$52,769.41)	\$137,250.00
Entry Maintenance							
6010-01 Entry Gate Maintenance - FC	297.69	1,333.33	1,035.64	2,083.83	9,333.31	7,249.48	16,000.00
6010-02 Entry Gate Maintenance - SC	297.69	833.33	535.64	2,083.83	5,833.31	3,749.48	10,000.00
6020-00 Street Cleaning- FC	-	125.00	125.00	-	875.00	875.00	1,500.00
6030-00 Street Cleaning- SC	-	100.00	100.00	-	700.00	700.00	1,200.00
6050-01 Private Street Maintenance - FC	-	100.00	100.00	5,100.00	700.00	(4,400.00)	1,200.00
6050-02 Private Street Maintenance - SC	-	83.33	83.33	-	583.31	583.31	1,000.00
Total Entry Maintenance	\$595.38	\$2,574.99	\$1,979.61	\$9,267.66	\$18,024.93	\$8,757.27	\$30,900.00
Pool							
6125-00 Pool Maint/ Repair	10,953.92	4,166.67	(6,787.25)	32,730.88	29,166.69	(3,564.19)	50,000.00
6130-00 Extra Lifeguards	-	-	-	160.00	-	(160.00)	-
6135-00 Pool Management	59,876.51	14,166.67	(45,709.84)	139,000.01	99,166.69	(39,833.32)	170,000.00
Total Pool	\$70,830.43	\$18,333.34	(\$52,497.09)	\$171,890.89	\$128,333.38	(\$43,557.51)	\$220,000.00
Amenity Center							
6220-00 Electrical Repairs - Amenity Center	-	83.33	83.33	-	583.31	583.31	1,000.00
6225-00 Amenity Access Repairs	-	83.33	83.33	-	583.31	583.31	1,000.00
6230-00 Clubhouse Supplies	734.46	833.33	98.87	7,480.93	5,833.31	(1,647.62)	10,000.00
6235-00 Fitness Center Expense	1,570.90	1,666.67	95.77	4,593.47	11,666.69	7,073.22	20,000.00
6241-00 Key Fob Expense- FC	-	83.33	83.33	584.55	583.31	(1.24)	1,000.00
6242-00 Key Fob Expense- SC	-	1,000.00	1,000.00	-	7,000.00	7,000.00	12,000.00



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6250-00 Playground Repair & Maintenance	\$454.24	\$833.33	\$379.09	\$10,158.24	\$5,833.31	(\$4,324.93)	\$10,000.00
6255-00 Tennis Court Repair & Maintenance	598.80	1,250.00	651.20	6,102.73	8,750.00	2,647.27	15,000.00
Total Amenity Center	\$3,358.40	\$5,833.32	\$2,474.92	\$28,919.92	\$40,833.24	\$11,913.32	\$70,000.00
Other Expense							
6300-00 Transfer to Reserve	-	18,250.00	18,250.00	-	127,750.00	127,750.00	219,000.00
6300-01 Transfer to Reserve - FC	-	1,416.67	1,416.67	-	9,916.69	9,916.69	17,000.00
6300-02 Transfer to Reserve - SC	-	1,442.67	1,442.67	-	10,098.69	10,098.69	17,312.00
Total Other Expense	\$-	\$21,109.34	\$21,109.34	\$-	\$147,765.38	\$147,765.38	\$253,312.00
Total OPERATING EXPENSE	\$365,445.18	\$315,098.12	(\$50,347.06)	\$1,900,951.34	\$2,205,686.84	\$304,735.50	\$3,781,177.58
Net Income:	\$1,430,591.09	(\$30,091.29)	\$1,460,682.38	\$1,676,406.02	(\$210,639.03)	\$1,887,045.05	(\$361,095.58)



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	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Income							
4050-90 Interest Income - Reserve FC	\$10.62	\$-	\$10.62	\$53.37	\$-	\$53.37	\$-
4050-95 Interest Income - Reserve SC	17.51	-	17.51	93.86	-	93.86	-
4050-99 Interest Income - Reserve	504.22	-	504.22	3,424.47	-	3,424.47	-
Total Income	\$532.35	\$-	\$532.35	\$3,571.70	\$-	\$3,571.70	\$-
Total RESERVE INCOME	\$532.35	\$-	\$532.35	\$3,571.70	\$-	\$3,571.70	\$-
RESERVE EXPENSE							
Reserve Expenses							
6501-99 Reserve Expenses	-	-	-	10,925.95	-	(10,925.95)	-
Total Reserve Expenses	\$-	\$-	\$-	\$10,925.95	\$-	(\$10,925.95)	\$-
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$10,925.95	\$-	(\$10,925.95)	\$-
Net Reserve:	\$532.35	\$0.00	\$532.35	(\$7,354.25)	\$0.00	(\$7,354.25)	\$0.00



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: July 2022

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OPERATING INCOME													
Income													
4050-00 Interest Income - Operating	\$26.49	\$23.99	\$28.10	\$27.41	\$28.27	\$28.49	\$47.96	\$-	\$-	\$-	\$-	\$-	\$210.71
4110-00 Maintenance Assessment	242,252.50	240,072.50	240,072.50	240,072.50	240,072.50	240,072.50	240,430.50	-	-	-	-	-	1,683,045.50
4111-01 Fairway Crossing Assessment	7,816.67	7,816.67	7,816.67	7,816.67	7,816.67	7,816.67	7,816.67	-	-	-	-	-	54,716.69
4111-02 Serrano Creek Assessment	5,642.67	5,642.67	5,642.67	5,642.67	5,642.67	5,642.67	5,642.67	-	-	-	-	-	39,498.69
4117-00 Fall Creek Commercial/Comm Services - Shared	-	-	-	-	-	-	122,000.00	-	-	-	-	-	122,000.00
4135-00 Capital Improvement Fee	-	-	1,425.00	-	-	767.50	-	-	-	-	-	-	2,192.50
4210-00 Late Fee Income	1,210.16	19,824.62	10,389.47	7,538.59	6,024.43	4,914.35	4,290.59	-	-	-	-	-	54,192.21
4220-00 Fine Income	450.00	150.00	1,100.00	50.00	450.00	800.00	-	-	-	-	-	-	3,000.00
4230-00 Gate Entry Access Income	-	25.00	-	25.00	150.00	-	200.00	-	-	-	-	-	400.00
4230-01 Gate Entry Access Income - FC	50.00	150.00	150.00	-	50.00	-	-	-	-	-	-	-	400.00
4230-02 Gate Entry Access Income - SC	-	100.00	-	-	100.00	-	-	-	-	-	-	-	200.00
4235-00 Amenity Access Income	100.00	-	75.00	225.00	525.00	1,425.00	600.00	-	-	-	-	-	2,950.00
4236-00 Clubhouse Rental and Cleaning	75.00	500.00	2,000.00	500.00	(550.00)	(500.00)	1,500.00	-	-	-	-	-	3,525.00
4237-00 Clubhouse Rental	500.00	500.00	2,100.00	1,000.00	1,250.00	950.00	2,400.00	-	-	-	-	-	8,700.00
4238-00 Clubhouse Rental - Officer Fee	320.00	-	-	480.00	(320.00)	160.00	-	-	-	-	-	-	640.00
4240-00 Security Reimbursement - WCID 96	-	55,959.20	27,979.60	29,746.98	29,746.98	29,746.98	29,746.98	-	-	-	-	-	202,926.72
4251-00 Allowance for Delinquent Assessments 5%	-	-	-	-	(46.00)	-	-	-	-	-	-	-	(46.00)
4265-00 Tennis Income	3,422.93	797.02	2,912.41	463.97	2,850.51	6,997.60	193.90	-	-	-	-	-	17,638.34
4400-00 Misc. Income	-	-	-	-	-	-	1,381,167.00	-	-	-	-	-	1,381,167.00
Total Income	261,866.42	331,561.67	301,691.42	293,588.79	293,791.03	298,821.76	1,796,036.27	-	-	-	-	-	3,577,357.36
Total OPERATING INCOME	261,866.42	331,561.67	301,691.42	293,588.79	293,791.03	298,821.76	1,796,036.27	-	-	-	-	-	3,577,357.36
OPERATING EXPENSE													
General Maintenance													
5110-00 General Maint./Repairs	52,445.29	6,676.58	8,032.37	(530.23)	17,892.39	23,377.45	3,542.25	-	-	-	-	-	111,436.10
5110-01 General Maint./Repairs - FC	-	358.85	-	358.85	2,389.86	-	551.50	-	-	-	-	-	3,659.06



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5110-02 General	\$120.00	\$1,503.64	\$259.80	\$433.54	\$129.90	\$129.90	\$129.90	\$-	\$-	\$-	\$-	\$-	\$2,706.68
Maint./Repairs - SC													
5111-00 Lighting Repair & Maintenance	6,703.94	600.00	3,160.00	1,505.00	9,130.16	2,175.00	-	-	-	-	-	-	23,274.10
5140-00 Landscape Maintenance Contract	83,266.38	83,266.38	83,266.38	84,515.38	84,515.38	84,931.72	84,931.72	-	-	-	-	-	588,693.34
5145-00 Landscape Extras & Improvement	12,347.41	23,434.49	2,976.88	18,615.88	3,855.87	7,566.69	29,191.31	-	-	-	-	-	97,988.53
5145-01 Landscape Extras & Improvement - FC	-	-	-	-	-	-	4,099.98	-	-	-	-	-	4,099.98
5145-02 Landscape Extras & Improvement - SC	-	-	-	-	-	-	5,696.67	-	-	-	-	-	5,696.67
5150-00 Irrigation Maint/Repairs	-	-	541.49	-	20,913.60	165.10	5,667.93	-	-	-	-	-	27,288.12
5151-00 Irrigation Maint/Repairs - SC	-	-	-	-	-	-	858.18	-	-	-	-	-	858.18
5152-00 Irrigation Maint/Repairs - FC	-	-	-	-	1,287.78	-	-	-	-	-	-	-	1,287.78
5155-00 Fence Maintenance & Repair	-	537.43	7,670.84	-	-	-	5,782.47	-	-	-	-	-	13,990.74
5160-00 Cleaning Services	2,714.73	1,403.47	1,889.73	1,349.10	1,734.10	2,870.35	2,605.36	-	-	-	-	-	14,566.84
5180-00 Pest Control	-	-	-	-	1,709.53	1,722.77	1,367.62	-	-	-	-	-	4,799.92
Total General Maintenance	157,597.75	117,780.84	107,797.49	106,247.52	143,558.57	122,938.98	144,424.89	-	-	-	-	-	900,346.04
Utilities													
5220-00 Water / Sewer	837.95	8,964.16	5,130.05	6,072.93	2,945.65	49,809.51	30,903.41	-	-	-	-	-	104,663.66
5230-00 Streetlight Electric	17,768.45	17,877.76	21,185.56	17,357.71	17,600.54	18,064.55	28,229.65	-	-	-	-	-	138,084.22
5240-00 Telephone	1,414.80	762.38	781.66	691.68	496.35	597.01	706.29	-	-	-	-	-	5,450.17
5240-01 Telephone - FC	-	-	-	397.72	397.72	397.72	397.72	-	-	-	-	-	1,590.88
5240-02 Telephone - SC	-	-	-	322.49	322.49	322.49	322.49	-	-	-	-	-	1,289.96
5250-00 Gas Service	589.60	760.86	944.61	859.39	503.33	354.83	232.70	-	-	-	-	-	4,245.32
5260-00 Cable TV	247.24	-	113.58	123.62	123.65	123.59	123.62	-	-	-	-	-	855.30
5270-00 Trash Collection	381.11	379.99	386.59	409.16	408.05	415.92	421.94	-	-	-	-	-	2,802.76
Total Utilities	21,239.15	28,745.15	28,542.05	26,234.70	22,797.78	70,085.62	61,337.82	-	-	-	-	-	258,982.27
Administrative													
5310-00 General Administrative	2,933.38	10,603.00	4,369.76	4,316.24	10,032.47	5,194.81	3,831.52	-	-	-	-	-	41,281.18
5311-00 Meeting Expense	461.46	237.52	648.02	193.97	200.00	170.14	210.55	-	-	-	-	-	2,121.66
5325-00 Storage Fees	216.00	216.00	575.00	498.00	554.00	323.87	578.00	-	-	-	-	-	2,960.87
5335-00 Internet/Web Services	2,684.04	4,334.52	1,545.24	3,035.20	2,374.03	2,814.36	2,824.40	-	-	-	-	-	19,611.79
5370-00 Licenses/Fees/Permits	-	-	-	60.00	-	-	-	-	-	-	-	-	60.00



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5380-00	\$5,000.00	\$-	\$-	\$7,840.00	\$-	\$5,000.00	\$-	\$-	\$-	\$-	\$-	\$-	\$17,840.00
Contributions/Donations													
5390-00 Misc. Expenses	-	-	-	-	-	-	100.00	-	-	-	-	-	100.00
Total Administrative	11,294.88	15,391.04	7,138.02	15,943.41	13,160.50	13,503.18	7,544.47	-	-	-	-	-	83,975.50
Professional Services													
5410-00 Management Fee	10,349.43	10,251.60	10,597.07	10,597.07	10,929.42	11,470.80	15,347.08	-	-	-	-	-	79,542.47
5430-00 Legal	330.00	1,964.83	605.00	1,172.50	1,966.00	1,972.00	148.00	-	-	-	-	-	8,158.33
5450-00 Pool/Rec. Ctr. Administration	2,095.00	2,095.00	2,095.00	2,095.00	2,095.00	2,095.00	2,095.00	-	-	-	-	-	14,665.00
Total Professional Services	12,774.43	14,311.43	13,297.07	13,864.57	14,990.42	15,537.80	17,590.08	-	-	-	-	-	102,365.80
Insurance & Taxes													
5540-00 Insurance Expense	7,067.91	7,067.93	12,313.63	6,348.80	6,348.80	6,348.80	6,348.80	-	-	-	-	-	51,844.67
5550-00 Taxes	-	1.59	14.69	4,925.00	1.51	-	74.93	-	-	-	-	-	5,017.72
Total Insurance & Taxes	7,067.91	7,069.52	12,328.32	11,273.80	6,350.31	6,348.80	6,423.73	-	-	-	-	-	56,862.39
Lake Maintenance													
5620-00 Lake Maintenance	1,879.93	1,322.00	1,329.08	1,317.70	2,024.87	2,380.36	949.77	-	-	-	-	-	11,203.71
5620-01 Lake Maintenance - FC	1,372.53	900.00	963.34	1,191.16	1,338.44	1,239.59	3,342.89	-	-	-	-	-	10,347.95
5620-02 Lake Maintenance - SC	915.02	600.00	15,131.62	600.00	894.44	778.61	778.61	-	-	-	-	-	19,698.30
Total Lake Maintenance	4,167.48	2,822.00	17,424.04	3,108.86	4,257.75	4,398.56	5,071.27	-	-	-	-	-	41,249.96
Security Expense													
5750-00 Patrol Services	37,498.00	37,498.00	685.00	-	-	320.00	37,498.00	-	-	-	-	-	113,499.00
5770-00 False Alarms	375.00	150.00	75.00	-	85.00	75.00	-	-	-	-	-	-	760.00
Total Security Expense	37,873.00	37,648.00	760.00	-	85.00	395.00	37,498.00	-	-	-	-	-	114,259.00
Committees													
5810-00 Community Events	294.96	1,848.29	4,329.97	6,979.01	2,852.03	6,955.30	4,677.71	-	-	-	-	-	27,937.27
5815-00 Tennis Coach Payments	270.00	-	3,504.00	1,700.00	-	2,770.00	2,163.00	-	-	-	-	-	10,407.00
5830-00 Parks and Trails Committee	21,242.76	-	5,188.61	20,183.26	27,620.24	14,630.00	3,930.00	-	-	-	-	-	92,794.87
5845-00 Crime Watch Committee	-	-	325.00	388.22	78.25	657.79	-	-	-	-	-	-	1,449.26
5865-00 Welcome Committee	-	243.51	-	-	-	-	-	-	-	-	-	-	243.51
Total Committees	21,807.72	2,091.80	13,347.58	29,250.49	30,550.52	25,013.09	10,770.71	-	-	-	-	-	132,831.91
Entry Maintenance													
6010-01 Entry Gate Maintenance - FC	297.69	297.69	297.69	297.69	297.69	297.69	297.69	-	-	-	-	-	2,083.83
6010-02 Entry Gate Maintenance - SC	297.69	297.69	297.69	297.69	297.69	297.69	297.69	-	-	-	-	-	2,083.83
6050-01 Private Street Maintenance - FC	-	-	-	-	-	5,100.00	-	-	-	-	-	-	5,100.00
Total Entry Maintenance	595.38	595.38	595.38	595.38	595.38	5,695.38	595.38	-	-	-	-	-	9,267.66



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Pool													
6125-00 Pool Maint/ Repair	\$-	\$127.44	\$1,173.74	\$9,725.65	\$6,936.66	\$3,813.47	\$10,953.92	\$-	\$-	\$-	\$-	\$-	\$32,730.88
6130-00 Extra Lifeguards	-	-	-	-	-	160.00	-	-	-	-	-	-	160.00
6135-00 Pool Management	2,814.50	757.75	3,264.50	1,207.75	25,064.50	46,014.50	59,876.51	-	-	-	-	-	139,000.01
Total Pool	2,814.50	885.19	4,438.24	10,933.40	32,001.16	49,987.97	70,830.43	-	-	-	-	-	171,890.89
Amenity Center													
6230-00 Clubhouse Supplies	626.81	568.17	367.57	328.55	644.11	4,211.26	734.46	-	-	-	-	-	7,480.93
6235-00 Fitness Center Expense	845.26	301.89	69.69	693.63	287.69	824.41	1,570.90	-	-	-	-	-	4,593.47
6241-00 Key Fob Expense-FC	-	-	-	-	584.55	-	-	-	-	-	-	-	584.55
6250-00 Playground Repair & Maintenance	-	-	-	9,704.00	-	-	454.24	-	-	-	-	-	10,158.24
6255-00 Tennis Court Repair & Maintenance	1,374.77	322.84	15.85	195.00	3,595.47	-	598.80	-	-	-	-	-	6,102.73
Total Amenity Center	2,846.84	1,192.90	453.11	10,921.18	5,111.82	5,035.67	3,358.40	-	-	-	-	-	28,919.92
Total OPERATING EXPENSE	280,079.04	228,533.25	206,121.30	228,373.31	273,459.21	318,940.05	365,445.18	-	-	-	-	-	1,900,951.34
Net Income:	(18,212.62)	103,028.42	95,570.12	65,215.48	20,331.82	(20,118.29)	1,430,591.09	-	-	-	-	-	1,676,406.02



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RESERVE INCOME													
Income													
4050-90 Interest Income - Reserve FC	\$6.99	\$6.30	\$6.98	\$6.87	\$6.87	\$8.74	\$10.62	\$-	\$-	\$-	\$-	\$-	\$53.37
4050-95 Interest Income - Reserve SC	12.78	11.55	12.79	12.40	12.77	14.06	17.51	-	-	-	-	-	93.86
4050-99 Interest Income - Reserve	518.72	470.66	519.71	462.32	477.85	470.99	504.22	-	-	-	-	-	3,424.47
Total Income	538.49	488.51	539.48	481.59	497.49	493.79	532.35	-	-	-	-	-	3,571.70
Total RESERVE INCOME	538.49	488.51	539.48	481.59	497.49	493.79	532.35	-	-	-	-	-	3,571.70
RESERVE EXPENSE													
Reserve Expenses													
6501-99 Reserve Expenses	-	-	-	-	10,925.95	-	-	-	-	-	-	-	10,925.95
6540-99 MR&R Tennis Court Repair & Maintenance	-	-	-	3,028.13	(3,028.13)	-	-	-	-	-	-	-	-
Total Reserve Expenses	-	-	-	3,028.13	7,897.82	-	-	-	-	-	-	-	10,925.95
Total RESERVE EXPENSE	-	-	-	3,028.13	7,897.82	-	-	-	-	-	-	-	10,925.95
Net Reserve:	538.49	488.51	539.48	(2,546.54)	(7,400.33)	493.79	532.35	-	-	-	-	-	(7,354.25)