



Balance Sheet
 Fall Creek Homeowners Association, Inc.
 End Date: 09/30/2024

Date: 10/15/2024
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Assets	Operating	Reserve	Total
Current Assets			
Veritex Op. ICS Holding 7641	\$1.00	\$0.00	\$1.00
Veritex Bank Operating	\$12,955.23	\$0.00	\$12,955.23
Veritex Operating ICS 3327	\$1,359,255.81	\$0.00	\$1,359,255.81
Veritex Rsv. ICS Holding 3082	\$0.00	\$1.00	\$1.00
Veritex Reserve ICS 3335	\$0.00	\$924,037.14	\$924,037.14
Veritex Bank Operating Fairway Crossing	\$8,904.04	\$0.00	\$8,904.04
Veritex Bank Operating Serrano Creek	\$18,812.35	\$0.00	\$18,812.35
Veritex Operating Social Committee Debit Card	\$6,706.84	\$0.00	\$6,706.84
Veritex Bank Tennis Team Operating	\$11,186.30	\$0.00	\$11,186.30
Veritex Bank Operating Law Enforcement	\$122,220.00	\$0.00	\$122,220.00
Alliance CDAR 2575 26 Week 4.64% 3/27/2025	\$0.00	\$1,110,150.25	\$1,110,150.25
Alliance Fairway Crossing Operating	\$17,964.07	\$0.00	\$17,964.07
AAB ICS Fairway Crossing Operating *2879	\$160,023.67	\$0.00	\$160,023.67
Alliance Serrano Creek Operating	\$175,490.95	\$0.00	\$175,490.95
Alliance Capital Reserve *6152	\$0.00	\$72.77	\$72.77
Alliance Fairway Crossing Reserve *7857	\$0.00	\$48.39	\$48.39
Alliance Serrano Creek Reserve *3693	\$0.00	\$65.44	\$65.44
AAB ICS Capital Reserve *443	\$0.00	\$415,928.28	\$415,928.28
AAB ICS Fairway Crossing Reserve *391	\$0.00	\$358,067.00	\$358,067.00
AAB ICS Serrano Creek Reserve *247	\$0.00	\$267,997.93	\$267,997.93
Total: Current Assets	\$1,893,520.26	\$3,076,368.20	\$4,969,888.46
Accounts Receivable			
Accounts Receivable	\$430,104.74	\$0.00	\$430,104.74
Allowance For Doubtful Accounts	(\$62,470.63)	\$0.00	(\$62,470.63)
Due from Operating - FC	\$99,413.84	\$0.00	\$99,413.84
Due from Operating to SC Reserve	\$0.00	\$10,960.91	\$10,960.91
Due from Reserve to Operating	\$387,362.28	\$0.00	\$387,362.28
Due from FC Operating	\$0.00	(\$3,611.66)	(\$3,611.66)
A/R Fall Creek Commercial POA	\$249,101.00	\$0.00	\$249,101.00
Allowance For Doubtful Accounts - Joint Maintenanc	(\$249,101.00)	\$0.00	(\$249,101.00)
A/R Other	\$53,144.22	\$0.00	\$53,144.22
Total: Accounts Receivable	\$907,554.45	\$7,349.25	\$914,903.70
Other Assets			
Prepaid Insurances	\$62,672.26	\$0.00	\$62,672.26
Prepaid Expenses	\$38,398.27	\$0.00	\$38,398.27
Advance Payments	\$4,905.00	\$0.00	\$4,905.00
Total: Other Assets	\$105,975.53	\$0.00	\$105,975.53
Total: Assets	\$2,907,050.24	\$3,083,717.45	\$5,990,767.69
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$27,534.28	\$0.00	\$27,534.28
Accrued Expenses	\$200.00	\$0.00	\$200.00
Due to FC Reserve	(\$19,410.02)	\$0.00	(\$19,410.02)
Payable to SC Reserve from SC Operating	\$10,960.91	\$0.00	\$10,960.91
Payable to SC	\$30,715.97	\$0.00	\$30,715.97
Payable to Operating from Reserve	\$0.00	\$387,362.28	\$387,362.28
Due to Fairway Crossing	\$99,413.84	\$0.00	\$99,413.84
Due to Serrano Creek	(\$30,715.97)	\$0.00	(\$30,715.97)
Due to Tennis Committee	\$7,170.93	\$0.00	\$7,170.93
Deferred Revenue	\$786,292.50	\$0.00	\$786,292.50
Deferred Revenue - Fairway Crossing	\$23,449.97	\$0.00	\$23,449.97
Deferred Revenue - Serrano Creek	\$22,368.00	\$0.00	\$22,368.00
Fall Creek CSO - Enhancement Fee	\$152,781.81	\$0.00	\$152,781.81
Clubhouse Rental Deposits	(\$2,375.00)	\$0.00	(\$2,375.00)



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	Operating	Reserve	Total
Deposits - ARC	\$76,357.92	\$0.00	\$76,357.92
Credit Memo	\$97.41	\$0.00	\$97.41
Prepaid Assessments	\$75,957.55	\$0.00	\$75,957.55
A/P Spectrum Deferred Fees	\$37,159.04	\$0.00	\$37,159.04
Fed Income Tax Payable	\$919.00	\$0.00	\$919.00
Total: Current Liabilities	\$1,298,878.14	\$387,362.28	\$1,686,240.42
Equity			
Retained Earnings - Operating Fund	\$2,199,245.76	\$0.00	\$2,199,245.76
Fairway Crossing Operating Fund	\$97,724.89	\$0.00	\$97,724.89
Serrano Creek Operating Fund	\$25,890.31	\$0.00	\$25,890.31
Fairway Crossing Reserve Fund	\$0.00	\$358,234.68	\$358,234.68
Serrano Creek Reserve Fund	\$0.00	\$288,641.50	\$288,641.50
Reserve Fund	\$0.00	\$2,094,798.65	\$2,094,798.65
Total: Equity	\$2,322,860.96	\$2,741,674.83	\$5,064,535.79
Total Net Income Gain / Loss	(\$714,688.86)	(\$45,319.66)	(\$760,008.52)
Total: Liabilities & Equity	\$2,907,050.24	\$3,083,717.45	\$5,990,767.69



Income Statement
 Fall Creek Homeowners Association, Inc.
 09/30/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4050 Interest Income - Operating	\$1,097.04	\$-	\$1,097.04	\$21,286.07	\$-	\$21,286.07	\$-
4050 Interest Income - Operating FC	15.21	-	15.21	201.65	-	201.65	-
4050 Interest Income - Operating SC	58.63	-	58.63	254.76	-	254.76	-
4110 Maintenance Assessment	262,097.50	262,097.50	-	2,358,877.50	2,358,877.50	-	3,145,170.00
4111 Fairway Crossing Assessment	7,816.67	7,816.67	-	70,350.03	70,350.03	-	93,800.00
4117 Serrano Creek Assessment	7,456.00	7,456.00	-	67,104.00	67,104.00	-	89,472.00
4117 Fall Creek Commercial/Comm Services - Shared	-	20,333.33	(20,333.33)	120,000.00	182,999.97	(62,999.97)	244,000.00
4135 Capital Improvement Fee	-	-	-	4,937.00	-	4,937.00	-
4210 Late Fee Income	2,872.47	-	2,872.47	65,632.97	-	65,632.97	-
4220 Fine Income	2,200.00	-	2,200.00	15,428.55	-	15,428.55	-
4230 Gate Entry Access Income - FC	100.00	-	100.00	950.00	-	950.00	-
4230 Gate Entry Access Income - SC	-	-	-	700.00	-	700.00	-
4235 Amenity Access Income	150.00	-	150.00	3,775.00	-	3,775.00	-
4236 Clubhouse Rental and Cleaning	1,325.00	833.33	491.67	13,250.00	7,499.97	5,750.03	10,000.00
4237 Clubhouse Rental	1,000.00	-	1,000.00	5,075.00	-	5,075.00	-
4240 Security Reimbursement - WCID 96	20,370.00	20,370.00	-	183,330.00	183,330.00	-	244,440.00
4257 Allowance for Delinquent Assessments 1%	-	(2,620.98)	2,620.98	-	(23,588.82)	23,588.82	(31,451.70)
4265 Tennis Income	3,801.79	1,300.00	2,501.79	23,087.67	11,700.00	11,387.67	15,600.00
Total Income	\$310,360.31	\$317,585.85	(\$7,225.54)	\$2,954,240.20	\$2,858,272.65	\$95,967.55	\$3,811,030.30
Total OPERATING INCOME	\$310,360.31	\$317,585.85	(\$7,225.54)	\$2,954,240.20	\$2,858,272.65	\$95,967.55	\$3,811,030.30
OPERATING EXPENSE							
General Maintenance							
5110 General Maint./Repairs	9,559.97	8,333.33	(1,226.64)	84,392.11	74,999.97	(9,392.14)	100,000.00
5110 General Maint./Repairs - FC	225.00	833.33	608.33	675.00	7,499.97	6,824.97	10,000.00
5110 General Maint./Repairs - SC	1,281.48	583.33	(698.15)	3,258.22	5,249.97	1,991.75	7,000.00
5111 Lighting Repair & Maintenance	-	3,333.33	3,333.33	33,530.00	29,999.97	(3,530.03)	40,000.00
5140 Landscape Maintenance Contract	83,266.38	83,333.33	66.95	766,412.49	749,999.97	(16,412.52)	1,000,000.00
5145 Landscape Extras & Improvement	-	12,500.00	12,500.00	87,121.01	112,500.00	25,378.99	150,000.00
5145 Landscape Extras & Improvement - FC	-	1,250.00	1,250.00	1,998.30	11,250.00	9,251.70	15,000.00
5145 Landscape Extras & Improvement - SC	-	541.67	541.67	4,687.23	4,875.03	187.80	6,500.00
5150 Irrigation Maint/ Repairs	3,947.70	3,750.00	(197.70)	33,141.65	33,750.00	608.35	45,000.00
5151 Irrigation Maint/ Repairs - SC	-	416.67	416.67	1,255.77	3,750.03	2,494.26	5,000.00
5152 Irrigation Maint/ Repairs - FC	101.02	416.67	315.65	101.02	3,750.03	3,649.01	5,000.00
5155 Fence Maintenance & Repair	2,422.44	5,000.00	2,577.56	65,037.55	45,000.00	(20,037.55)	60,000.00
5156 Fence Maintenance/Repair- FC	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
5157 Fence Maintenance/Repairs- SC	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
5160 Cleaning Services	2,485.35	2,083.33	(402.02)	19,418.80	18,749.97	(668.83)	25,000.00
5180 Pest Control	1,565.29	950.00	(615.29)	7,917.14	8,550.00	632.86	11,400.00
Total General Maintenance	\$104,854.63	\$124,324.99	\$19,470.36	\$1,108,946.29	\$1,118,924.91	\$9,978.62	\$1,491,900.00
Utilities							
5220 Water / Sewer	15,684.09	20,000.00	4,315.91	130,116.99	180,000.00	49,883.01	240,000.00
5230 Streetlight Electric	383.47	18,750.00	18,366.53	154,461.75	168,750.00	14,288.25	225,000.00
5240 Telephone	2,267.11	833.33	(1,433.78)	15,381.36	7,499.97	(7,881.39)	10,000.00
5240 Telephone - FC	508.20	375.00	(133.20)	4,301.19	3,375.00	(926.19)	4,500.00
5240 Telephone - SC	-	500.00	500.00	298.96	4,500.00	4,201.04	6,000.00
5250 Gas Service	206.29	583.33	377.04	4,046.28	5,249.97	1,203.69	7,000.00
5260 Cable TV	112.90	125.00	12.10	1,046.22	1,125.00	78.78	1,500.00
5270 Trash Collection	386.39	408.33	21.94	3,510.54	3,674.97	164.43	4,900.00
Total Utilities	\$19,548.45	\$41,574.99	\$22,026.54	\$313,163.29	\$374,174.91	\$61,011.62	\$498,900.00
Administrative							
5310 General Administrative	7,009.94	5,416.67	(1,593.27)	52,939.23	48,750.03	(4,189.20)	65,000.00
5311 Meeting Expense	334.99	458.33	123.34	2,021.77	4,124.97	2,103.20	5,500.00
5325 Storage Fees	391.00	433.33	42.33	4,000.89	3,899.97	(100.92)	5,200.00
5335 Internet/Web Services	2,373.79	3,083.33	709.54	29,748.32	27,749.97	(1,998.35)	37,000.00



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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5335 Internet/Web Services - FC	\$128.32	\$-	(\$128.32)	\$976.36	\$-	(\$976.36)	\$-
5335 Internet/Web Services - SC	161.97	-	(161.97)	1,467.23	-	(1,467.23)	-
5370 Licenses/Fees/Permits	-	5.00	5.00	10.00	45.00	35.00	60.00
5380 Other Community Services	500.00	1,666.67	1,166.67	8,590.00	15,000.03	6,410.03	20,000.00
Total Administrative	\$10,900.01	\$11,063.33	\$163.32	\$99,753.80	\$99,569.97	(\$183.83)	\$132,760.00
Professional Services							
5410 Management Fee	18,239.43	16,666.67	(1,572.76)	155,096.18	150,000.03	(5,096.15)	200,000.00
5420 Audit	-	562.50	562.50	6,150.00	5,062.50	(1,087.50)	6,750.00
5430 Legal	1,235.00	916.67	(318.33)	5,246.24	8,250.03	3,003.79	11,000.00
5450 Event Coordinator	2,215.00	2,208.33	(6.67)	19,935.00	19,874.97	(60.03)	26,500.00
Total Professional Services	\$21,689.43	\$20,354.17	(\$1,335.26)	\$186,427.42	\$183,187.53	(\$3,239.89)	\$244,250.00
Insurance & Taxes							
5540 Insurance Expense	12,534.45	12,886.83	352.38	109,883.72	115,981.47	6,097.75	154,642.00
5550 Taxes	162.80	291.67	128.87	19,017.55	2,625.03	(16,392.52)	3,500.00
Total Insurance & Taxes	\$12,697.25	\$13,178.50	\$481.25	\$128,901.27	\$118,606.50	(\$10,294.77)	\$158,142.00
Lake Maintenance							
5620 Lake Maintenance	1,875.48	2,041.67	166.19	17,804.42	18,375.03	570.61	24,500.00
5620 Lake Maintenance - FC	1,402.41	1,291.67	(110.74)	14,184.69	11,625.03	(2,559.66)	15,500.00
5620 Lake Maintenance - SC	1,333.20	1,291.67	(41.53)	9,873.79	11,625.03	1,751.24	15,500.00
Total Lake Maintenance	\$4,611.09	\$4,625.01	\$13.92	\$41,862.90	\$41,625.09	(\$237.81)	\$55,500.00
Security Expense							
5750 Patrol Services	40,740.00	40,740.00	-	368,455.00	366,660.00	(1,795.00)	488,880.00
5760 Alarm Monitoring	-	45.42	45.42	94.00	408.78	314.78	545.00
5770 False Alarms	-	125.00	125.00	900.00	1,125.00	225.00	1,500.00
Total Security Expense	\$40,740.00	\$40,910.42	\$170.42	\$369,449.00	\$368,193.78	(\$1,255.22)	\$490,925.00
Social							
5810 Community Events	1,466.81	5,000.00	3,533.19	27,056.03	45,000.00	17,943.97	60,000.00
5815 Tennis Coach Payments	1,800.00	1,000.00	(800.00)	17,067.00	9,000.00	(8,067.00)	12,000.00
5820 YOS & Holiday Decor	29,539.43	4,458.33	(25,081.10)	30,701.39	40,124.97	9,423.58	53,500.00
5830 Parks and Trails	411.07	-	(411.07)	4,716.63	-	(4,716.63)	-
5845 Crime Watch Committee	-	1,174.67	1,174.67	1,106.84	10,572.03	9,465.19	14,096.00
5865 Welcome Packets	-	108.33	108.33	344.24	974.97	630.73	1,300.00
Total Social	\$33,217.31	\$11,741.33	(\$21,475.98)	\$80,992.13	\$105,671.97	\$24,679.84	\$140,896.00
Entry Maintenance							
6010 Entry Gate Maintenance - FC	9,962.68	1,333.33	(8,629.35)	19,344.67	11,999.97	(7,344.70)	16,000.00
6010 Entry Gate Maintenance - SC	8,821.12	833.33	(7,987.79)	13,748.37	7,499.97	(6,248.40)	10,000.00
6020 Street Cleaning- FC	-	125.00	125.00	1,097.66	1,125.00	27.34	1,500.00
6030 Street Cleaning- SC	-	100.00	100.00	1,097.66	900.00	(197.66)	1,200.00
6050 Private Street Maintenance - FC	-	83.33	83.33	-	749.97	749.97	1,000.00
6050 Private Street Maintenance - SC	-	83.33	83.33	-	749.97	749.97	1,000.00
Total Entry Maintenance	\$18,783.80	\$2,558.32	(\$16,225.48)	\$35,288.36	\$23,024.88	(\$12,263.48)	\$30,700.00
Pool							
6125 Pool Maint/ Repair	5,772.49	4,166.67	(1,605.82)	78,438.93	37,500.03	(40,938.90)	50,000.00
6130 Extra Lifeguards	-	83.33	83.33	1,286.00	749.97	(536.03)	1,000.00
6135 Pool Management	9,678.69	16,935.33	7,256.64	204,308.21	152,417.97	(51,890.24)	203,224.00
Total Pool	\$15,451.18	\$21,185.33	\$5,734.15	\$284,033.14	\$190,667.97	(\$93,365.17)	\$254,224.00
Amenity Center							
6220 Electrical Repairs - Amenity Center	-	83.33	83.33	-	749.97	749.97	1,000.00
6225 Amenity Access Repairs	119.08	83.33	(35.75)	725.29	749.97	24.68	1,000.00
6230 Clubhouse Supplies	658.09	666.67	8.58	5,982.09	6,000.03	17.94	8,000.00
6235 Fitness Center Expense	1,966.59	666.67	(1,299.92)	10,315.09	6,000.03	(4,315.06)	8,000.00
6241 Key Fob Expense- FC	-	83.33	83.33	640.00	749.97	109.97	1,000.00
6242 Key Fob Expense- SC	-	100.00	100.00	-	900.00	900.00	1,200.00
6250 Playground Repair & Maintenance	-	833.33	833.33	16,237.51	7,499.97	(8,737.54)	10,000.00
6255 Tennis Court Repair & Maintenance	7,308.37	966.67	(6,341.70)	13,780.77	8,700.03	(5,080.74)	11,600.00
Total Amenity Center	\$10,052.13	\$3,483.33	(\$6,568.80)	\$47,680.75	\$31,349.97	(\$16,330.78)	\$41,800.00
Other Expense							
6300 Transfer to Reserve	-	18,555.11	18,555.11	-	166,995.99	166,995.99	222,661.30



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6300 Transfer to Reserve - FC	\$-	\$1,191.67	\$1,191.67	\$-	\$10,725.03	\$10,725.03	\$14,300.00
6300 Transfer to Reserve - SC	-	2,839.33	2,839.33	-	25,553.97	25,553.97	34,072.00
6310 Capital Improvements	-	-	-	972,430.71	-	(972,430.71)	-
Total Other Expense	\$-	\$22,586.11	\$22,586.11	\$972,430.71	\$203,274.99	(\$769,155.72)	\$271,033.30
Total OPERATING EXPENSE	\$292,545.28	\$317,585.83	\$25,040.55	\$3,668,929.06	\$2,858,272.47	(\$810,656.59)	\$3,811,030.30
Net Income:	\$17,815.03	\$0.02	\$17,815.01	(\$714,688.86)	\$0.18	(\$714,689.04)	\$0.00



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Income							
4050 Interest Income - Reserve FC	\$132.39	\$-	\$132.39	\$1,203.10	\$-	\$1,203.10	\$-
4050 Interest Income - Reserve SC	99.05	-	99.05	903.20	-	903.20	-
4050 Interest Income - Reserve	5,383.24	-	5,383.24	48,104.67	-	48,104.67	-
Total Income	\$5,614.68	\$-	\$5,614.68	\$50,210.97	\$-	\$50,210.97	\$-
Total RESERVE INCOME	\$5,614.68	\$-	\$5,614.68	\$50,210.97	\$-	\$50,210.97	\$-
RESERVE EXPENSE							
Reserve Expenses							
6501 Reserve Expenses	-	-	-	95,530.63	-	(95,530.63)	-
Total Reserve Expenses	\$-	\$-	\$-	\$95,530.63	\$-	(\$95,530.63)	\$-
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$95,530.63	\$-	(\$95,530.63)	\$-
Net Reserve:	\$5,614.68	\$0.00	\$5,614.68	(\$45,319.66)	\$0.00	(\$45,319.66)	\$0.00



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: September 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income													
4050-00 Interest Income - Operating	\$2,817.07	\$3,149.02	\$3,156.41	\$2,630.85	\$2,537.78	\$2,336.32	\$2,010.83	\$1,550.75	\$1,097.04	\$-	\$-	\$-	\$21,286.07
4050-01 Interest Income - Operating FC	6.17	24.13	26.40	25.74	26.94	25.81	25.62	25.63	15.21	-	-	-	201.65
4050-02 Interest Income - Operating SC	10.79	24.36	26.41	25.91	26.80	26.22	27.82	27.82	58.63	-	-	-	254.76
4110-00 Maintenance Assessment	262,097.50	262,097.50	262,097.50	262,097.50	262,097.50	262,097.50	262,097.50	262,097.50	262,097.50	-	-	-	2,358,877.50
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	7,816.67	7,816.67	-	-	-	70,350.03
4111-02 Serrano Creek Assessment	7,456.00	7,456.00	7,456.00	7,456.00	7,456.00	7,456.00	7,456.00	7,456.00	7,456.00	-	-	-	67,104.00
4117-00 Fall Creek Commercial/Comm Services - Shared	-	-	-	-	-	120,000.00	-	-	-	-	-	-	120,000.00
4135-00 Capital Improvement Fee	-	1,037.50	1,712.00	-	1,275.00	-	912.50	-	-	-	-	-	4,937.00
4210-00 Late Fee Income	1,031.60	18,493.66	12,802.50	9,367.92	7,307.19	4,526.98	5,047.71	4,182.94	2,872.47	-	-	-	65,632.97
4220-00 Fine Income	3,025.00	1,625.00	1,925.00	1,350.00	4,600.00	(275.00)	750.00	228.55	2,200.00	-	-	-	15,428.55
4230-01 Gate Entry Access Income - FC	-	200.00	-	50.00	-	150.00	-	450.00	100.00	-	-	-	950.00
4230-02 Gate Entry Access Income - SC	500.00	-	-	100.00	-	-	-	100.00	-	-	-	-	700.00
4235-00 Amenity Access Income	250.00	150.00	175.00	300.00	325.00	1,525.00	275.00	625.00	150.00	-	-	-	3,775.00
4236-00 Clubhouse Rental and Cleaning	900.00	1,950.00	950.00	1,425.00	575.00	2,325.00	2,225.00	1,575.00	1,325.00	-	-	-	13,250.00
4237-00 Clubhouse Rental	1,000.00	2,000.00	1,000.00	500.00	(1,000.00)	(425.00)	2,500.00	(1,500.00)	1,000.00	-	-	-	5,075.00
4240-00 Security Reimbursement - WCID 96	20,370.00	20,370.00	20,370.00	20,370.00	20,370.00	20,370.00	-	40,740.00	20,370.00	-	-	-	183,330.00
4265-00 Tennis Income	4,016.40	539.86	23.22	302.02	5,603.58	1,524.56	5,444.03	1,832.21	3,801.79	-	-	-	23,087.67
Total Income	311,297.20	326,933.70	319,537.11	313,817.61	319,017.46	429,480.06	296,588.68	327,208.07	310,360.31	-	-	-	2,954,240.20
Total OPERATING INCOME	311,297.20	326,933.70	319,537.11	313,817.61	319,017.46	429,480.06	296,588.68	327,208.07	310,360.31	-	-	-	2,954,240.20
OPERATING EXPENSE													



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General Maintenance													
5110-00 General Maint./Repairs	\$4,410.00	\$2,332.25	\$4,996.66	\$30,934.14	\$28,673.33	\$7,810.93	(\$17,187.18)	\$12,862.01	\$9,559.97	\$-	\$-	\$-	\$84,392.11
5110-01 General Maint./Repairs - FC	-	-	-	225.00	-	225.00	-	-	225.00	-	-	-	675.00
5110-02 General Maint./Repairs - SC	162.38	162.38	162.38	431.96	290.11	431.96	178.61	156.96	1,281.48	-	-	-	3,258.22
5111-00 Lighting Repair & Maintenance	1,345.00	-	6,315.00	16,150.00	-	-	4,725.00	4,995.00	-	-	-	-	33,530.00
5140-00 Landscape Maintenance Contract	83,266.38	83,266.38	83,266.38	83,266.38	93,046.77	83,741.38	90,026.06	83,266.38	83,266.38	-	-	-	766,412.49
5145-00 Landscape Extras & Improvement	1,840.25	18,342.76	9,111.96	16,669.61	11,000.14	9,336.56	6,963.73	13,856.00	-	-	-	-	87,121.01
5145-01 Landscape Extras & Improvement - FC	920.13	-	-	-	1,078.17	-	-	-	-	-	-	-	1,998.30
5145-02 Landscape Extras & Improvement - SC	-	4,687.23	-	-	-	-	-	-	-	-	-	-	4,687.23
5150-00 Irrigation Maint/Repairs	10,987.38	756.29	-	2,752.32	1,235.88	-	6,154.51	7,307.57	3,947.70	-	-	-	33,141.65
5151-00 Irrigation Maint/Repairs - SC	368.33	-	-	-	-	-	887.44	-	-	-	-	-	1,255.77
5152-00 Irrigation Maint/Repairs - FC	-	-	-	-	-	-	-	-	101.02	-	-	-	101.02
5155-00 Fence Maintenance & Repair	-	-	482.62	21,535.18	-	1,980.00	24,466.00	14,151.31	2,422.44	-	-	-	65,037.55
5160-00 Cleaning Services	1,944.73	1,729.10	1,619.10	1,674.10	2,214.73	3,352.23	1,588.47	2,810.99	2,485.35	-	-	-	19,418.80
5180-00 Pest Control	-	-	-	825.30	1,352.89	1,565.29	1,255.48	1,352.89	1,565.29	-	-	-	7,917.14
Total General Maintenance	105,244.58	111,276.39	105,954.10	174,463.99	138,892.02	108,443.35	119,058.12	140,759.11	104,854.63	-	-	-	1,108,946.29
Utilities													
5220-00 Water / Sewer	20,863.87	3,502.95	7,079.53	1,429.06	10,070.94	21,505.55	25,808.50	24,172.50	15,684.09	-	-	-	130,116.99
5230-00 Streetlight Electric	364.50	19,562.52	364.81	42,743.12	22,353.54	392.69	45,566.18	22,730.92	383.47	-	-	-	154,461.75
5240-00 Telephone	864.39	1,266.67	4,984.55	1,250.08	661.91	1,199.78	1,222.05	1,664.82	2,267.11	-	-	-	15,381.36
5240-01 Telephone - FC	439.34	439.43	439.35	438.79	509.96	509.96	507.96	508.20	508.20	-	-	-	4,301.19
5240-02 Telephone - SC	294.99	3.97	-	-	-	-	-	-	-	-	-	-	298.96
5250-00 Gas Service	890.16	838.72	-	655.88	596.44	403.72	277.19	177.88	206.29	-	-	-	4,046.28
5260-00 Cable TV	122.94	112.90	112.90	112.90	112.90	122.94	112.90	122.94	112.90	-	-	-	1,046.22
5270-00 Trash Collection	394.25	388.75	392.42	392.42	391.51	390.21	386.56	388.03	386.39	-	-	-	3,510.54
Total Utilities	24,234.44	26,115.91	13,373.56	47,022.25	34,697.20	24,524.85	73,881.34	49,765.29	19,548.45	-	-	-	313,163.29



Income Statement Summary - Operating

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Administrative													
5310-00 General	\$3,478.68	\$6,434.36	\$6,069.51	\$5,539.40	\$11,345.68	\$1,860.13	\$7,128.56	\$4,072.97	\$7,009.94	\$-	\$-	\$-	\$52,939.23
Administrative													
5311-00 Meeting Expense	351.76	324.26	(42.61)	269.23	119.74	277.20	364.40	22.80	334.99	-	-	-	2,021.77
5325-00 Storage Fees	372.00	685.89	372.00	616.00	391.00	147.00	147.00	879.00	391.00	-	-	-	4,000.89
5335-00 Internet/Web	3,218.80	2,741.76	3,365.02	3,558.91	2,741.57	2,998.98	4,187.70	4,561.79	2,373.79	-	-	-	29,748.32
Services													
5335-01 Internet/Web	128.32	128.32	118.28	118.28	118.28	-	118.28	118.28	128.32	-	-	-	976.36
Services - FC													
5335-02 Internet/Web	166.63	156.59	162.15	161.97	161.97	161.97	161.97	172.01	161.97	-	-	-	1,467.23
Services - SC													
5370-00	-	-	-	-	10.00	-	-	-	-	-	-	-	10.00
Licenses/Fees/Permits													
5380-00 Other Community	-	-	250.00	7,840.00	-	-	-	-	500.00	-	-	-	8,590.00
Services													
Total Administrative	7,716.19	10,471.18	10,294.35	18,103.79	14,888.24	5,445.28	12,107.91	9,826.85	10,900.01	-	-	-	99,753.80
Professional Services													
5410-00 Management Fee	17,656.50	16,844.00	17,060.83	16,720.80	17,049.28	16,548.61	17,737.43	17,239.30	18,239.43	-	-	-	155,096.18
5420-00 Audit	-	-	-	-	-	-	-	6,150.00	-	-	-	-	6,150.00
5430-00 Legal	631.24	-	82.50	718.00	640.00	80.00	393.00	1,466.50	1,235.00	-	-	-	5,246.24
5450-00 Event Coordinator	2,215.00	2,215.00	2,215.00	2,215.00	2,215.00	2,215.00	2,215.00	2,215.00	2,215.00	-	-	-	19,935.00
Total Professional	20,502.74	19,059.00	19,358.33	19,653.80	19,904.28	18,843.61	20,345.43	27,070.80	21,689.43	-	-	-	186,427.42
Services													
Insurance & Taxes													
5540-00 Insurance Expense	11,046.29	11,096.28	12,534.45	12,534.45	12,534.45	12,534.45	12,534.45	12,534.45	12,534.45	-	-	-	109,883.72
5550-00 Taxes	44.25	313.74	18,125.00	350.00	-	21.76	-	-	162.80	-	-	-	19,017.55
Total Insurance & Taxes	11,090.54	11,410.02	30,659.45	12,884.45	12,534.45	12,556.21	12,534.45	12,534.45	12,697.25	-	-	-	128,901.27
Lake Maintenance													
5620-00 Lake Maintenance	1,240.00	1,478.15	6,762.25	(1,559.51)	392.25	2,611.32	2,685.17	2,319.31	1,875.48	-	-	-	17,804.42
5620-01 Lake Maintenance -	973.30	1,661.37	1,883.17	1,780.08	930.00	2,253.92	1,283.44	2,017.00	1,402.41	-	-	-	14,184.69
FC													
5620-02 Lake Maintenance -	620.00	806.74	620.00	1,867.97	186.74	2,008.69	1,044.89	1,385.56	1,333.20	-	-	-	9,873.79
SC													
Total Lake Maintenance	2,833.30	3,946.26	9,265.42	2,088.54	1,508.99	6,873.93	5,013.50	5,721.87	4,611.09	-	-	-	41,862.90
Security Expense													
5750-00 Patrol Services	41,165.00	40,740.00	40,740.00	42,110.00	40,740.00	40,740.00	40,740.00	40,740.00	40,740.00	-	-	-	368,455.00
5760-00 Alarm Monitoring	-	-	-	-	-	-	-	94.00	-	-	-	-	94.00
5770-00 False Alarms	225.00	225.00	-	150.00	75.00	150.00	-	75.00	-	-	-	-	900.00
Total Security Expense	41,390.00	40,965.00	40,740.00	42,260.00	40,815.00	40,890.00	40,740.00	40,909.00	40,740.00	-	-	-	369,449.00



Income Statement Summary - Operating

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Social													
5810-00 Community Events	\$993.22	\$1,828.66	\$6,604.81	\$12,529.96	\$3,282.97	\$189.60	\$160.00	\$-	\$1,466.81	\$-	\$-	\$-	\$27,056.03
5815-00 Tennis Coach Payments	-	-	-	4,250.00	-	2,920.00	3,740.00	4,357.00	1,800.00	-	-	-	17,067.00
5820-00 YOS & Holiday Decor	811.23	-	-	-	350.73	-	-	-	29,539.43	-	-	-	30,701.39
5830-00 Parks and Trails	1,270.56	-	720.00	515.00	395.82	970.00	269.24	164.94	411.07	-	-	-	4,716.63
5845-00 Crime Watch Committee	-	4.11	575.24	37.67	216.21	273.61	-	-	-	-	-	-	1,106.84
5865-00 Welcome Packets	-	-	172.12	-	-	172.12	-	-	-	-	-	-	344.24
Total Social	3,075.01	1,832.77	8,072.17	17,332.63	4,245.73	4,525.33	4,169.24	4,521.94	33,217.31	-	-	-	80,992.13
Entry Maintenance													
6010-01 Entry Gate Maintenance - FC	501.20	297.69	476.30	1,104.15	297.69	4,138.02	1,955.94	611.00	9,962.68	-	-	-	19,344.67
6010-02 Entry Gate Maintenance - SC	898.48	297.69	403.78	297.37	297.69	1,936.60	497.95	297.69	8,821.12	-	-	-	13,748.37
6020-00 Street Cleaning- FC	-	-	-	-	-	1,097.66	-	-	-	-	-	-	1,097.66
6030-00 Street Cleaning- SC	-	-	-	-	-	1,097.66	-	-	-	-	-	-	1,097.66
Total Entry Maintenance	1,399.68	595.38	880.08	1,401.52	595.38	8,269.94	2,453.89	908.69	18,783.80	-	-	-	35,288.36
Pool													
6125-00 Pool Maint/ Repair	8,319.01	328.50	22,401.13	21,343.15	4,751.68	9,728.15	2,397.67	3,397.15	5,772.49	-	-	-	78,438.93
6130-00 Extra Lifeguards	-	1,286.00	-	-	-	-	-	-	-	-	-	-	1,286.00
6135-00 Pool Management	3,328.69	3,328.69	3,803.69	8,678.69	23,753.69	61,528.69	61,028.69	29,178.69	9,678.69	-	-	-	204,308.21
Total Pool	11,647.70	4,943.19	26,204.82	30,021.84	28,505.37	71,256.84	63,426.36	32,575.84	15,451.18	-	-	-	284,033.14
Amenity Center													
6225-00 Amenity Access Repairs	194.85	-	-	-	-	-	238.16	173.20	119.08	-	-	-	725.29
6230-00 Clubhouse Supplies	356.98	186.12	2,386.56	410.47	510.65	693.72	422.46	357.04	658.09	-	-	-	5,982.09
6235-00 Fitness Center Expense	572.38	419.95	777.51	5,035.34	361.94	529.75	361.94	289.69	1,966.59	-	-	-	10,315.09
6241-00 Key Fob Expense-FC	-	640.00	-	-	-	-	-	-	-	-	-	-	640.00
6250-00 Playground Repair & Maintenance	-	-	-	16,237.51	-	-	-	-	-	-	-	-	16,237.51
6255-00 Tennis Court Repair & Maintenance	-	341.28	-	2,746.31	92.00	495.15	1,451.16	1,346.50	7,308.37	-	-	-	13,780.77
Total Amenity Center	1,124.21	1,587.35	3,164.07	24,429.63	964.59	1,718.62	2,473.72	2,166.43	10,052.13	-	-	-	47,680.75
Other Expense													
6310-00 Capital Improvements	-	-	379,103.44	-	-	291,243.07	-	302,084.20	-	-	-	-	972,430.71
Total Other Expense	-	-	379,103.44	-	-	291,243.07	-	302,084.20	-	-	-	-	972,430.71
Total OPERATING EXPENSE	230,258.39	232,202.45	647,069.79	389,662.44	297,551.25	594,591.03	356,203.96	628,844.47	292,545.28	-	-	-	3,668,929.06
Net Income:	81,038.81	94,731.25	(327,532.68)	(75,844.83)	21,466.21	(165,110.97)	(59,615.28)	(301,636.40)	17,815.03	-	-	-	(714,688.86)



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RESERVE INCOME													
Income													
4050-90 Interest Income - Reserve FC	\$133.85	\$125.92	\$136.49	\$132.16	\$136.60	\$132.24	\$136.71	\$136.74	\$132.39	\$-	\$-	\$-	\$1,203.10
4050-95 Interest Income - Reserve SC	101.96	95.41	102.03	98.85	102.25	98.97	102.32	102.36	99.05	-	-	-	903.20
4050-99 Interest Income - Reserve	5,075.65	4,764.68	5,170.16	5,393.59	5,594.06	5,433.29	5,634.45	5,655.55	5,383.24	-	-	-	48,104.67
Total Income	5,311.46	4,986.01	5,408.68	5,624.60	5,832.91	5,664.50	5,873.48	5,894.65	5,614.68	-	-	-	50,210.97
Total RESERVE INCOME	5,311.46	4,986.01	5,408.68	5,624.60	5,832.91	5,664.50	5,873.48	5,894.65	5,614.68	-	-	-	50,210.97
RESERVE EXPENSE													
Reserve Expenses													
6501-99 Reserve Expenses	-	-	-	-	-	-	-	95,530.63	-	-	-	-	95,530.63
Total Reserve Expenses	-	-	-	-	-	-	-	95,530.63	-	-	-	-	95,530.63
Total RESERVE EXPENSE	-	-	-	-	-	-	-	95,530.63	-	-	-	-	95,530.63
Net Reserve:	5,311.46	4,986.01	5,408.68	5,624.60	5,832.91	5,664.50	5,873.48	(89,635.98)	5,614.68	-	-	-	(45,319.66)