



Balance Sheet
 Fall Creek Homeowners Association, Inc.
 End Date: 11/30/2025

Date: 12/26/2025
 Time: 3:22 pm
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Assets	Operating	Reserve	Total
Current Assets			
Veritex Op. ICS Holding 7641	\$1.00	\$0.00	\$1.00
Veritex Bank Operating	\$294,480.24	\$0.00	\$294,480.24
Veritex Operating ICS 3327	\$663,057.42	\$0.00	\$663,057.42
Veritex Rsv. ICS Holding 3082	\$0.00	\$1.00	\$1.00
Veritex Reserve ICS 3335	\$0.00	\$1,274,558.90	\$1,274,558.90
Veritex Bank Operating Fairway Crossing	\$1,591.51	\$0.00	\$1,591.51
Veritex Bank Operating Serrano Creek	\$75,805.70	\$0.00	\$75,805.70
Veritex Operating Social Committee Debit Card	\$6,706.84	\$0.00	\$6,706.84
Veritex Bank Tennis Team Operating	\$3,276.36	\$0.00	\$3,276.36
Veritex Bank Operating Law Enforcement	\$25,082.81	\$0.00	\$25,082.81
WAB CDAR 7137 26 Week 3.82606% 03/26/2026	\$0.00	\$1,166,837.86	\$1,166,837.86
Western Alliance Fairway Crossing Operating	\$58,106.61	\$0.00	\$58,106.61
WAB ICS Fairway Crossing Operating *2879	\$104,143.74	\$0.00	\$104,143.74
Western Alliance Serrano Creek Operating	\$127,197.48	\$0.00	\$127,197.48
Western Alliance Capital Reserve *6152	\$0.00	\$74.00	\$74.00
Western Alliance Fairway Crossing Reserve *7857	\$0.00	\$49.45	\$49.45
Western Alliance Serrano Creek Reserve *3693	\$0.00	\$65.55	\$65.55
WAB ICS Capital Reserve *443	\$0.00	\$392,542.79	\$392,542.79
WAB ICS Fairway Crossing Reserve *391	\$0.00	\$341,976.64	\$341,976.64
WAB ICS Serrano Creek Reserve *247	\$0.00	\$303,253.72	\$303,253.72
Total: Current Assets	\$1,359,449.71	\$3,479,359.91	\$4,838,809.62
Accounts Receivable			
Accounts Receivable	\$432,772.99	\$0.00	\$432,772.99
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	\$384,244.38	\$0.00	\$384,244.38
Due from FC Operating	\$0.00	(\$3,611.66)	(\$3,611.66)
Due from SC Reserve to Operating	\$21,131.05	\$0.00	\$21,131.05
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	\$990,706.48	\$7,349.25	\$998,055.73
Other Assets			
Prepaid Insurances	\$39,201.36	\$0.00	\$39,201.36
Prepaid Expenses	\$285.00	\$0.00	\$285.00
Advance Payments	\$5,625.00	\$0.00	\$5,625.00
Total: Other Assets	\$45,111.36	\$0.00	\$45,111.36
Total: Assets	\$2,395,267.55	\$3,486,709.16	\$5,881,976.71
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$43,778.60	\$0.00	\$43,778.60
Accrued Expenses	\$374.62	\$0.00	\$374.62
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	\$405,375.43	\$405,375.43
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	\$262,018.37	\$0.00	\$262,018.37
Deferred Revenue - Fairway Crossing	\$7,875.00	\$0.00	\$7,875.00
Deferred Revenue - Serrano Creek	\$7,456.00	\$0.00	\$7,456.00
Fall Creek CSO - Enhancement Fee	\$154,544.31	\$0.00	\$154,544.31
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
Prepaid Assessments	\$379,997.03	\$0.00	\$379,997.03
A/P Spectrum Deferred Fees	\$38,728.14	\$0.00	\$38,728.14
Fed Income Tax Payable	\$919.00	\$0.00	\$919.00
Total: Current Liabilities	\$1,067,809.65	\$405,375.43	\$1,473,185.08
Equity			
Retained Earnings - Operating Fund	\$1,152,925.81	\$0.00	\$1,152,925.81
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	\$2,218,544.95	\$2,218,544.95
Total: Equity	\$1,276,541.01	\$2,865,421.13	\$4,141,962.14
Total Net Income Gain / Loss	\$50,916.89	\$215,912.60	\$266,829.49
Total: Liabilities & Equity	\$2,395,267.55	\$3,486,709.16	\$5,881,976.71



Income Statement
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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	\$ 577.56	\$ -	\$ 577.56	\$ 16,215.37	\$ -	\$ 16,215.37	\$ -
4050 Interest Income - Operating FC	12.61	-	12.61	143.36	-	143.36	-
4050 Interest Income - Operating SC	47.50	-	47.50	538.07	-	538.07	-
4110 Maintenance Assessment	262,018.33	262,097.50	(79.17)	2,883,621.63	2,883,072.50	549.13	3,145,170.00
4111 Fairway Crossing Assessment	7,175.00	7,875.00	(700.00)	85,925.00	86,625.00	(700.00)	94,500.00
4111 Serrano Creek Assessment	7,456.00	7,456.00	-	82,016.00	82,016.00	-	89,472.00
4117 Fall Creek Commercial/Comm Services - Shared	-	20,333.33	(20,333.33)	242,000.00	223,666.63	18,333.37	244,000.00
4210 Late Fee Income	3,788.07	-	3,788.07	78,420.08	-	78,420.08	-
4220 DRV Compliance	1,600.00	-	1,600.00	14,350.00	-	14,350.00	-
4230 Gate Entry Access Income - FC	-	-	-	950.00	-	950.00	-
4230 Gate Entry Access Income - SC	(119.08)	-	(119.08)	180.92	-	180.92	-
4235 Amenity Access Income	25.00	-	25.00	2,100.00	-	2,100.00	-
4236 Clubhouse Rental and Cleaning	950.00	833.33	116.67	11,905.00	9,166.63	2,738.37	10,000.00
4237 Clubhouse Rental	500.00	-	500.00	(925.00)	-	(925.00)	-
4240 Security Reimbursement - WCID 96	21,717.50	22,151.83	(434.33)	244,282.50	243,670.13	612.37	265,822.00
4265 Tennis Income	506.03	1,291.67	(785.64)	16,188.34	14,208.37	1,979.97	15,500.00
4400 Misc. Income	-	-	-	350,000.00	-	350,000.00	-
Total Income	\$ 306,254.52	\$ 322,038.66	(\$ 15,784.14)	\$4,027,911.27	\$3,542,425.26	\$485,486.01	\$3,864,464.00
Total OPERATING INCOME	\$ 306,254.52	\$ 322,038.66	(\$ 15,784.14)	\$4,027,911.27	\$3,542,425.26	\$485,486.01	\$3,864,464.00
OPERATING EXPENSE							
General Maintenance							
5110 General Maint./Repairs	21,018.20	8,333.33	(12,684.87)	97,501.01	91,666.63	(5,834.38)	100,000.00
5110 General Maint./Repairs - FC	600.00	666.67	66.67	8,984.24	7,333.37	(1,650.87)	8,000.00
5110 General Maint./Repairs - SC	275.00	583.33	308.33	2,825.83	6,416.63	3,590.80	7,000.00
5111 Lighting Repair & Maintenance	-	3,333.33	3,333.33	20,150.00	36,666.63	16,516.63	40,000.00
5140 Landscape Maintenance Contract	85,436.79	83,333.33	(2,103.46)	946,431.37	916,666.63	(29,764.74)	1,000,000.00
5145 Landscape Extras & Improvement	-	10,416.67	10,416.67	143,551.27	114,583.37	(28,967.90)	125,000.00
5145 Landscape Extras & Improvement - FC	-	1,250.00	1,250.00	6,856.33	13,750.00	6,893.67	15,000.00
5145 Landscape Extras & Improvement - SC	-	541.67	541.67	6,838.16	5,958.37	(879.79)	6,500.00
5150 Irrigation Maint/ Repairs	7,225.90	3,416.67	(3,809.23)	35,874.65	37,583.37	1,708.72	41,000.00
5151 Irrigation Maint/ Repairs - SC	-	416.67	416.67	893.49	4,583.37	3,689.88	5,000.00
5152 Irrigation Maint/ Repairs - FC	-	416.67	416.67	734.36	4,583.37	3,849.01	5,000.00
5155 Fence Maintenance & Repair	11,901.32	5,000.00	(6,901.32)	21,432.90	55,000.00	33,567.10	60,000.00
5156 Fence Maintenance/Repair- FC	-	416.67	416.67	-	4,583.37	4,583.37	5,000.00
5157 Fence Maintenance/Repairs- SC	-	166.67	166.67	-	1,833.37	1,833.37	2,000.00
5160 Cleaning Services	1,458.47	2,083.33	624.86	21,941.36	22,916.63	975.27	25,000.00
5180 Pest Control	3,069.41	950.00	(2,119.41)	13,676.48	10,450.00	(3,226.48)	11,400.00
Total General Maintenance	\$ 130,985.09	\$ 121,325.01	(\$ 9,660.08)	\$1,327,691.45	\$1,334,575.11	\$6,883.66	\$1,455,900.00
Utilities							
5220 Water / Sewer	38,867.86	20,000.00	(18,867.86)	269,468.93	220,000.00	(49,468.93)	240,000.00
5230 Streetlight Electric	33,290.73	18,750.00	(14,540.73)	258,217.92	206,250.00	(51,967.92)	225,000.00
5240 Telephone	715.28	1,000.00	284.72	18,135.73	11,000.00	(7,135.73)	12,000.00
5240 Telephone - FC	187.31	333.33	146.02	2,175.77	3,666.63	1,490.86	4,000.00
5240 Telephone - SC	187.31	291.67	104.36	2,027.93	3,208.37	1,180.44	3,500.00
5250 Gas Service	120.06	541.67	421.61	1,095.50	5,958.37	4,862.87	6,500.00
5260 Cable TV	88.71	125.00	36.29	1,255.09	1,375.00	119.91	1,500.00
5270 Trash Collection	385.83	408.33	22.50	4,683.72	4,491.63	(192.09)	4,900.00
Total Utilities	\$ 73,843.09	\$ 41,450.00	(\$ 32,393.09)	\$557,060.59	\$455,950.00	(\$101,110.59)	\$497,400.00
Administrative							
5310 General Administrative	3,097.31	5,416.67	2,319.36	57,509.65	59,583.37	2,073.72	65,000.00
5311 Meeting Expense	431.59	458.33	26.74	3,044.57	5,041.63	1,997.06	5,500.00
5325 Storage Fees	414.00	408.33	(5.67)	5,361.30	4,491.63	(869.67)	4,900.00
5335 Internet/Web Services	1,190.04	3,083.33	1,893.29	36,951.52	33,916.63	(3,034.89)	37,000.00
5335 Internet/Web Services - FC	166.00	360.00	194.00	1,528.98	3,960.00	2,431.02	4,320.00
5335 Internet/Web Services - SC	224.38	275.00	50.62	2,057.45	3,025.00	967.55	3,300.00
5370 Licenses/Fees/Permits	-	5.00	5.00	10.00	55.00	45.00	60.00
5380 Other Community Services	-	1,500.00	1,500.00	13,365.34	16,500.00	3,134.66	18,000.00



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5580 Bad Debts	\$8,555.95	\$-	(\$8,555.95)	\$23,629.51	\$-	(\$23,629.51)	\$-
Total Administrative	\$14,079.27	\$11,506.66	(\$2,572.61)	\$143,458.32	\$126,573.26	(\$16,885.06)	\$138,080.00
Professional Services							
5410 Management Fee	16,522.12	16,666.67	144.55	178,863.13	183,333.37	4,470.24	200,000.00
5420 Audit	-	545.83	545.83	6,300.00	6,004.13	(295.87)	6,550.00
5430 Legal	397.50	916.67	519.17	10,863.62	10,083.37	(780.25)	11,000.00
5450 Event Coordinator	2,275.00	2,281.45	6.45	20,475.00	25,095.95	4,620.95	27,377.40
Total Professional Services	\$19,194.62	\$20,410.62	\$1,216.00	\$216,501.75	\$224,516.82	\$8,015.07	\$244,927.40
Insurance & Taxes							
5540 Insurance Expense	13,067.10	15,000.00	1,932.90	142,672.81	165,000.00	22,327.19	180,000.00
5550 Taxes	231.86	291.67	59.81	24,302.88	3,208.37	(21,094.51)	3,500.00
Total Insurance & Taxes	\$13,298.96	\$15,291.67	\$1,992.71	\$166,975.69	\$168,208.37	\$1,232.68	\$183,500.00
Lake Maintenance							
5620 Lake Maintenance	1,578.07	2,041.67	463.60	24,050.18	22,458.37	(1,591.81)	24,500.00
5620 Lake Maintenance - FC	1,168.15	1,291.67	123.52	18,106.18	14,208.37	(3,897.81)	15,500.00
5620 Lake Maintenance - SC	620.00	1,291.67	671.67	11,696.57	14,208.37	2,511.80	15,500.00
Total Lake Maintenance	\$3,366.22	\$4,625.01	\$1,258.79	\$53,852.93	\$50,875.11	(\$2,977.82)	\$55,500.00
Security Expense							
5750 Patrol Services	131,515.00	44,303.67	(87,211.33)	568,605.00	487,340.37	(81,264.63)	531,644.00
5760 Alarm Monitoring	518.94	45.42	(473.52)	617.94	499.62	(118.32)	545.00
5770 False Alarms	-	125.00	125.00	75.00	1,375.00	1,300.00	1,500.00
Total Security Expense	\$132,033.94	\$44,474.09	(\$87,559.85)	\$569,297.94	\$489,214.99	(\$80,082.95)	\$533,689.00
Social							
5810 Community Events	20,189.46	5,666.67	(14,522.79)	76,643.68	62,333.37	(14,310.31)	68,000.00
5815 Tennis Coach Payments	2,650.00	1,300.00	(1,350.00)	17,200.25	14,300.00	(2,900.25)	15,600.00
5820 YOS & Holiday Decor	400.00	5,033.33	4,633.33	61,123.64	55,366.63	(5,757.01)	60,400.00
5830 Parks and Trails	-	-	-	411.08	-	(411.08)	-
5865 Welcome Packets	-	108.33	108.33	373.90	1,191.63	817.73	1,300.00
Total Social	\$23,239.46	\$12,108.33	(\$11,131.13)	\$155,752.55	\$133,191.63	(\$22,560.92)	\$145,300.00
Entry Maintenance							
6010 Entry Gate Maintenance - FC	443.83	1,250.00	806.17	23,252.19	13,750.00	(9,502.19)	15,000.00
6010 Entry Gate Maintenance - SC	297.69	833.33	535.64	7,581.64	9,166.63	1,584.99	10,000.00
6020 Street Cleaning- FC	-	100.00	100.00	-	1,100.00	1,100.00	1,200.00
6030 Street Cleaning- SC	-	100.00	100.00	-	1,100.00	1,100.00	1,200.00
6050 Private Street Maintenance - FC	-	83.33	83.33	-	916.63	916.63	1,000.00
6050 Private Street Maintenance - SC	-	83.33	83.33	-	916.63	916.63	1,000.00
Total Entry Maintenance	\$741.52	\$2,449.99	\$1,708.47	\$30,833.83	\$26,949.89	(\$3,883.94)	\$29,400.00
Pool							
6125 Pool Maint/ Repair	28.12	4,166.67	4,138.55	54,849.76	45,833.37	(9,016.39)	50,000.00
6130 Extra Lifeguards	475.00	83.33	(391.67)	925.00	916.63	(8.37)	1,000.00
6135 Pool Management	3,436.94	18,400.68	14,963.74	227,681.34	202,407.48	(25,273.86)	220,808.16
Total Pool	\$3,940.06	\$22,650.68	\$18,710.62	\$283,456.10	\$249,157.48	(\$34,298.62)	\$271,808.16
Amenity Center							
6220 Electrical Repairs - Amenity Center	-	83.33	83.33	-	916.63	916.63	1,000.00
6225 Amenity Access Repairs	50.00	83.33	33.33	621.31	916.63	295.32	1,000.00
6230 Clubhouse Supplies	299.06	666.67	367.61	4,283.04	7,333.37	3,050.33	8,000.00
6235 Fitness Center Expense	274.29	666.67	392.38	9,248.45	7,333.37	(1,915.08)	8,000.00
6241 Key Fob Expense- FC	-	66.67	66.67	1,046.70	733.37	(313.33)	800.00
6242 Key Fob Expense- SC	-	66.67	66.67	-	733.37	733.37	800.00
6250 Playground Repair & Maintenance	-	1,000.00	1,000.00	16,199.62	11,000.00	(5,199.62)	12,000.00
6255 Tennis Court Repair & Maintenance	625.00	966.67	341.67	1,904.22	10,633.37	8,729.15	11,600.00
Total Amenity Center	\$1,248.35	\$3,600.01	\$2,351.66	\$33,303.34	\$39,600.11	\$6,296.77	\$43,200.00
Other Expense							
6300 Transfer to Reserve	-	17,700.62	17,700.62	350,000.00	194,706.82	(155,293.18)	212,407.44
6300 Transfer to Reserve - FC	-	1,640.00	1,640.00	-	18,040.00	18,040.00	19,680.00
6300 Transfer to Reserve - SC	-	2,806.00	2,806.00	-	30,866.00	30,866.00	33,672.00
6310 Capital Improvements	-	-	-	88,809.89	-	(88,809.89)	-
Total Other Expense	\$-	\$22,146.62	\$22,146.62	\$438,809.89	\$243,612.82	(\$195,197.07)	\$265,759.44
Total OPERATING EXPENSE	\$415,970.58	\$322,038.69	(\$93,931.89)	\$3,976,994.38	\$3,542,425.59	(\$434,568.79)	\$3,864,464.00



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11/30/2025

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income:	<u>(\$109,716.06)</u>	<u>(\$0.03)</u>	<u>(\$109,716.03)</u>	<u>\$50,916.89</u>	<u>(\$0.33)</u>	<u>\$50,917.22</u>	<u>\$0.00</u>



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	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Income							
4050 Interest Income - Reserve FC	\$126.41	\$-	\$126.41	\$1,410.46	\$-	\$1,410.46	\$-
4050 Interest Income - Reserve SC	112.08	-	112.08	1,245.64	-	1,245.64	-
4050 Interest Income - Reserve	4,855.54	-	4,855.54	56,961.53	-	56,961.53	-
Total Income	\$5,094.03	\$-	\$5,094.03	\$59,617.63	\$-	\$59,617.63	\$-
Income							
4236 Contribution To Reserves	-	-	-	350,000.00	-	350,000.00	-
Total Income	\$-	\$-	\$-	\$350,000.00	\$-	\$350,000.00	\$-
Total RESERVE INCOME	\$5,094.03	\$-	\$5,094.03	\$409,617.63	\$-	\$409,617.63	\$-
RESERVE EXPENSE							
Reserve Expenses							
6501 Reserve Expenses	-	-	-	193,705.03	-	(193,705.03)	-
Total Reserve Expenses	\$-	\$-	\$-	\$193,705.03	\$-	(\$193,705.03)	\$-
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$193,705.03	\$-	(\$193,705.03)	\$-
Net Reserve:	\$5,094.03	\$0.00	\$5,094.03	\$215,912.60	\$0.00	\$215,912.60	\$0.00



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: November 2025

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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	\$ 1,560.52	\$ 2,171.09	\$ 2,138.60	\$ 1,896.64	\$ 1,728.23	\$ 1,562.47	\$ 1,484.34	\$ 1,317.67	\$ 991.32	\$ 786.93	\$ 577.56	\$ -	\$ 16,215.37
4050-01 Interest Income - Operating FC	0.84	6.86	18.15	15.52	15.83	15.32	15.77	15.25	13.82	13.39	12.61	-	143.36
4050-02 Interest Income - Operating SC	51.15	46.14	50.77	48.45	49.97	48.28	49.91	49.32	47.51	49.07	47.50	-	538.07
4110-00 Maintenance Assessment	262,018.33	262,018.33	262,018.33	262,018.33	262,018.33	262,018.33	262,018.33	262,018.33	263,438.33	262,018.33	262,018.33	-	2,883,621.63
4111-01 Fairway Crossing Assessment	7,875.00	7,875.00	7,875.00	7,875.00	7,875.00	7,875.00	7,875.00	7,875.00	7,875.00	7,875.00	7,175.00	-	85,925.00
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	7,456.00	7,456.00	-	82,016.00
4117-00 Fall Creek Commercial/Comm Services - Shared	-	122,000.00	-	-	-	120,000.00	-	-	-	-	-	-	242,000.00
4135-00 Capital Improvement Fee	-	-	-	-	-	-	-	1,375.00	(1,375.00)	-	-	-	-
4210-00 Late Fee Income	1,216.51	20,188.66	13,720.84	8,874.49	7,130.49	6,127.17	4,401.50	4,524.65	4,418.06	4,029.64	3,788.07	-	78,420.08
4220-00 DRV Compliance	575.00	550.00	1,850.00	600.00	900.00	775.00	1,750.00	2,050.00	1,550.00	2,150.00	1,600.00	-	14,350.00
4230-01 Gate Entry Access Income - FC	-	50.00	-	50.00	250.00	-	150.00	150.00	50.00	250.00	-	-	950.00
4230-02 Gate Entry Access Income - SC	-	-	-	-	-	-	200.00	-	50.00	50.00	(119.08)	-	180.92
4235-00 Amenity Access Income	150.00	175.00	150.00	25.00	400.00	225.00	475.00	150.00	225.00	100.00	25.00	-	2,100.00
4236-00 Clubhouse Rental and Cleaning	2,675.00	600.00	525.00	-	1,355.00	475.00	1,900.00	2,325.00	1,000.00	100.00	950.00	-	11,905.00
4237-00 Clubhouse Rental	575.00	-	-	-	(1,500.00)	(500.00)	500.00	1,000.00	500.00	(2,000.00)	500.00	-	(925.00)
4240-00 Security Reimbursement - WCID 96	20,370.00	20,370.00	29,802.50	21,717.50	21,717.50	21,717.50	21,717.50	21,717.50	21,717.50	21,717.50	21,717.50	-	244,282.50
4265-00 Tennis Income	1,299.35	821.24	327.22	3,568.56	2,443.58	2,976.88	1,476.19	39.73	2,280.89	448.67	506.03	-	16,188.34
4400-00 Misc. Income	350,000.00	-	-	-	-	-	-	-	-	-	-	-	350,000.00
Total Income	655,822.70	444,328.32	325,932.41	314,145.49	311,839.93	430,771.95	311,469.54	312,063.45	310,238.43	305,044.53	306,254.52	-	4,027,911.27
Total OPERATING INCOME	655,822.70	444,328.32	325,932.41	314,145.49	311,839.93	430,771.95	311,469.54	312,063.45	310,238.43	305,044.53	306,254.52	-	4,027,911.27
OPERATING EXPENSE													



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General Maintenance													
5110-00 General Maint./Repairs	\$845.05	\$734.51	\$21,544.47	\$554.25	\$2,030.00	\$3,078.93	\$4,123.12	\$5,643.31	\$13,304.16	\$24,625.01	\$21,018.20	\$-	\$97,501.01
5110-01 General Maint./Repairs - FC	-	-	225.00	-	-	641.04	600.00	-	6,825.00	93.20	600.00	-	8,984.24
5110-02 General Maint./Repairs - SC	-	-	464.44	189.44	189.44	189.44	464.44	189.44	674.75	189.44	275.00	-	2,825.83
5111-00 Lighting Repair & Maintenance	-	2,750.00	4,100.00	1,625.00	3,350.00	-	8,325.00	-	-	-	-	-	20,150.00
5140-00 Landscape Maintenance Contract	83,266.38	83,266.38	85,436.79	87,404.29	94,436.79	85,436.79	85,436.79	85,436.79	85,436.79	85,436.79	85,436.79	-	946,431.37
5145-00 Landscape Extras & Improvement	12,096.94	15,062.99	12,546.18	15,653.69	19,071.64	6,706.09	16,932.49	12,004.93	20,784.01	12,692.31	-	-	143,551.27
5145-01 Landscape Extras & Improvement - FC	6,069.05	-	-	-	-	-	-	-	-	787.28	-	-	6,856.33
5145-02 Landscape Extras & Improvement - SC	-	-	613.78	-	-	-	3,561.43	2,662.95	-	-	-	-	6,838.16
5150-00 Irrigation Maint/Repairs	-	-	1,877.01	11,957.25	1,635.76	2,467.87	2,679.17	3,070.61	2,781.21	2,179.87	7,225.90	-	35,874.65
5151-00 Irrigation Maint/Repairs - SC	-	-	-	-	-	-	376.22	323.87	-	193.40	-	-	893.49
5152-00 Irrigation Maint/Repairs - FC	-	-	-	-	-	-	734.36	-	-	-	-	-	734.36
5155-00 Fence Maintenance & Repair	-	656.91	-	-	-	3,639.34	2,255.33	2,980.00	-	-	11,901.32	-	21,432.90
5160-00 Cleaning Services	1,825.36	1,309.10	1,259.10	1,493.47	1,939.10	2,605.35	1,793.47	4,219.11	2,064.10	1,974.73	1,458.47	-	21,941.36
5180-00 Pest Control	945.67	-	-	-	-	4,140.60	1,380.20	1,721.19	1,039.21	1,380.20	3,069.41	-	13,676.48
Total General Maintenance	105,048.45	103,779.89	128,066.77	118,877.39	122,652.73	108,905.45	128,662.02	118,252.20	132,909.23	129,552.23	130,985.09	-	1,327,691.45
Utilities													
5220-00 Water / Sewer	22,891.45	4,560.94	7,866.31	24,999.21	53,723.57	4,018.17	22,675.28	27,540.56	32,334.36	29,991.22	38,867.86	-	269,468.93
5230-00 Streetlight Electric	21,656.87	21,767.32	21,818.89	21,672.78	21,645.24	44,361.91	389.43	22,744.86	46,862.89	2,007.00	33,290.73	-	258,217.92
5240-00 Telephone	1,519.30	1,861.95	2,538.62	1,625.91	3,151.74	2,650.24	(1,737.22)	2,031.22	2,009.37	1,769.32	715.28	-	18,135.73
5240-01 Telephone - FC	514.34	183.25	-	-	-	-	916.25	-	187.31	187.31	187.31	-	2,175.77
5240-02 Telephone - SC	-	183.25	-	-	-	-	1,282.75	-	187.31	187.31	187.31	-	2,027.93
5250-00 Gas Service	95.27	223.68	172.50	71.74	68.31	64.36	79.48	80.04	80.04	40.02	120.06	-	1,095.50
5260-00 Cable TV	118.28	118.28	118.28	118.28	118.28	118.28	118.28	118.28	91.82	128.32	88.71	-	1,255.09
5270-00 Trash Collection	770.26	383.08	385.28	384.92	383.81	383.81	447.39	386.21	386.92	386.21	385.83	-	4,683.72
Total Utilities	47,565.77	29,281.75	32,899.88	48,872.84	79,090.95	51,596.77	24,171.64	52,901.17	82,140.02	34,696.71	73,843.09	-	557,060.59



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Administrative													
5310-00 General Administrative	\$1,902.14	\$2,276.87	\$8,426.15	\$7,560.97	\$2,545.43	\$3,947.95	\$3,614.47	\$3,711.63	\$6,786.80	\$13,639.93	\$3,097.31	\$-	\$57,509.65
5311-00 Meeting Expense	-	623.70	(146.24)	-	421.76	389.90	333.18	377.00	-	613.68	431.59	-	3,044.57
5325-00 Storage Fees	391.00	391.00	391.00	1,046.30	658.00	414.00	414.00	414.00	244.00	584.00	414.00	-	5,361.30
5335-00 Internet/Web Services	3,814.19	2,485.80	3,514.61	2,921.96	3,001.18	3,571.43	5,401.86	3,076.23	3,146.34	4,827.88	1,190.04	-	36,951.52
5335-01 Internet/Web Services - FC	128.32	118.28	118.28	118.28	128.32	128.32	273.26	-	169.94	179.98	166.00	-	1,528.98
5335-02 Internet/Web Services - SC	217.01	189.03	202.47	161.97	161.97	161.97	289.89	-	224.38	224.38	224.38	-	2,057.45
5370-00 Licenses/Fees/Permits	-	-	-	-	10.00	-	-	-	-	-	-	-	10.00
5380-00 Other Community Services	-	-	-	-	-	7,840.00	-	-	-	5,525.34	-	-	13,365.34
5580-00 Bad Debts	-	-	2,529.30	8,468.12	140.00	3,023.43	578.02	314.69	-	20.00	8,555.95	-	23,629.51
Total Administrative	6,452.66	6,084.68	15,035.57	20,277.60	7,066.66	19,477.00	10,904.68	7,893.55	10,571.46	25,615.19	14,079.27	-	143,458.32
Professional Services													
5410-00 Management Fee	18,108.43	18,108.43	15,558.42	14,899.66	16,347.42	15,798.42	15,798.42	16,874.42	13,985.97	16,861.42	16,522.12	-	178,863.13
5420-00 Audit	-	-	-	-	-	-	6,300.00	-	-	-	-	-	6,300.00
5430-00 Legal	2,458.50	1,626.62	213.00	371.00	480.00	2,038.00	132.50	1,221.00	1,280.00	645.50	397.50	-	10,863.62
5450-00 Event Coordinator	2,275.00	2,275.00	-	2,275.00	2,275.00	2,275.00	2,275.00	2,275.00	-	2,275.00	2,275.00	-	20,475.00
Total Professional Services	22,841.93	22,010.05	15,771.42	17,545.66	19,102.42	20,111.42	24,505.92	20,370.42	15,265.97	19,781.92	19,194.62	-	216,501.75
Insurance & Taxes													
5540-00 Insurance Expense	-	25,068.91	13,067.10	13,067.10	13,067.10	13,067.10	13,067.10	13,067.10	13,067.10	13,067.10	13,067.10	-	142,672.81
5550-00 Taxes	19.24	-	33.89	23,789.40	154.87	-	-	-	-	73.62	231.86	-	24,302.88
Total Insurance & Taxes	19.24	25,068.91	13,100.99	36,856.50	13,221.97	13,067.10	13,067.10	13,067.10	13,067.10	13,140.72	13,298.96	-	166,975.69
Lake Maintenance													
5620-00 Lake Maintenance	1,334.88	1,589.27	3,362.15	2,260.89	2,572.62	2,990.97	2,018.90	3,290.06	1,712.45	1,339.92	1,578.07	-	24,050.18
5620-01 Lake Maintenance - FC	977.31	1,448.74	2,640.00	2,460.58	1,671.96	1,376.62	2,008.85	1,871.68	1,552.29	930.00	1,168.15	-	18,106.18
5620-02 Lake Maintenance - SC	620.00	620.00	620.00	2,793.70	1,315.75	806.74	1,020.59	1,106.11	1,553.68	620.00	620.00	-	11,696.57
Total Lake Maintenance	2,932.19	3,658.01	6,622.15	7,515.17	5,560.33	5,174.33	5,048.34	6,267.85	4,818.42	2,889.92	3,366.22	-	53,852.93
Security Expense													
5750-00 Patrol Services	43,435.00	43,435.00	43,435.00	44,805.00	43,435.00	43,435.00	43,435.00	43,435.00	43,435.00	44,805.00	131,515.00	-	568,605.00
5760-00 Alarm Monitoring	-	-	-	-	-	-	99.00	-	-	-	518.94	-	617.94
5770-00 False Alarms	-	-	-	-	75.00	-	-	-	-	-	-	-	75.00
Total Security Expense	43,435.00	43,435.00	43,435.00	44,805.00	43,510.00	43,435.00	43,534.00	43,435.00	43,435.00	44,805.00	132,033.94	-	569,297.94
Social													
5810-00 Community Events	6,199.58	296.45	1,114.29	15,000.18	5,694.84	4,206.15	680.31	6,324.02	14,322.14	2,616.26	20,189.46	-	76,643.68
5815-00 Tennis Coach Payments	-	1,187.00	1,375.00	-	-	6,533.25	1,950.00	1,800.00	1,705.00	-	2,650.00	-	17,200.25
5820-00 YOS & Holiday Decor	-	-	411.23	-	-	400.00	29,793.83	-	2,588.76	27,529.82	400.00	-	61,123.64
5830-00 Parks and Trails	-	256.44	-	-	154.64	-	-	-	-	-	-	-	411.08
5865-00 Welcome Packets	-	373.90	-	-	-	-	-	-	-	-	-	-	373.90
Total Social	6,199.58	2,113.79	2,900.52	15,000.18	5,849.48	11,139.40	32,424.14	8,124.02	18,615.90	30,146.08	23,239.46	-	155,752.55



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Entry Maintenance													
6010-01 Entry Gate Maintenance - FC	\$3,979.14	\$743.68	\$11,367.15	\$1,630.22	\$1,306.77	\$297.69	\$1,012.14	\$297.69	\$1,697.58	\$476.30	\$443.83	\$-	\$23,252.19
6010-02 Entry Gate Maintenance - SC	297.69	427.59	595.38	297.69	476.30	3,722.50	324.75	427.59	416.77	297.69	297.69	-	7,581.64
Total Entry Maintenance	4,276.83	1,171.27	11,962.53	1,927.91	1,783.07	4,020.19	1,336.89	725.28	2,114.35	773.99	741.52	-	30,833.83
Pool													
6125-00 Pool Maint/ Repair	473.69	13,537.43	5,737.88	3,360.62	14,067.82	2,270.78	2,973.28	4,087.48	7,918.64	394.02	28.12	-	54,849.76
6130-00 Extra Lifeguards	-	-	-	-	450.00	-	-	-	-	-	475.00	-	925.00
6135-00 Pool Management	6,386.94	3,436.94	3,936.94	9,136.94	24,026.94	63,336.94	62,786.94	37,296.94	10,461.94	3,436.94	3,436.94	-	227,681.34
Total Pool	6,860.63	16,974.37	9,674.82	12,497.56	38,544.76	65,607.72	65,760.22	41,384.42	18,380.58	3,830.96	3,940.06	-	283,456.10
Amenity Center													
6225-00 Amenity Access Repairs	376.46	-	-	-	194.85	-	-	-	-	-	50.00	-	621.31
6230-00 Clubhouse Supplies	257.36	452.97	639.33	184.79	335.73	578.78	685.01	307.10	-	542.91	299.06	-	4,283.04
6235-00 Fitness Center Expense	439.03	921.55	1,445.05	1,794.82	1,121.02	747.75	587.14	755.77	-	1,162.03	274.29	-	9,248.45
6241-00 Key Fob Expense-FC	-	-	346.40	-	-	-	-	-	700.30	-	-	-	1,046.70
6250-00 Playground Repair & Maintenance	-	-	8,243.24	-	-	7,956.38	-	-	-	-	-	-	16,199.62
6255-00 Tennis Court Repair & Maintenance	-	-	-	-	-	-	821.60	37.62	420.00	-	625.00	-	1,904.22
Total Amenity Center	1,072.85	1,374.52	10,674.02	1,979.61	1,651.60	9,282.91	2,093.75	1,100.49	1,120.30	1,704.94	1,248.35	-	33,303.34
Other Expense													
6300-00 Transfer to Reserve	-	350,000.00	-	-	-	-	-	-	-	-	-	-	350,000.00
6310-00 Capital Improvements	-	-	88,809.89	-	-	-	-	-	-	-	-	-	88,809.89
Total Other Expense	-	350,000.00	88,809.89	-	-	-	-	-	-	-	-	-	438,809.89
Total OPERATING EXPENSE	246,705.13	604,952.24	378,953.56	326,155.42	338,033.97	351,817.29	351,508.70	313,521.50	342,438.33	306,937.66	415,970.58	-	3,976,994.38
Net Income:	409,117.57	(160,623.92)	(53,021.15)	(12,009.93)	(26,194.04)	78,954.66	(40,039.16)	(1,458.05)	(32,199.90)	(1,893.13)	(109,716.06)	-	50,916.89



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RESERVE INCOME													
Income													
4050-90 Interest Income - Reserve FC	\$135.59	\$117.62	\$130.27	\$126.11	\$130.36	\$126.19	\$130.47	\$130.50	\$126.34	\$130.60	\$126.41	\$-	\$1,410.46
4050-95 Interest Income - Reserve SC	115.42	104.25	115.47	111.80	115.60	111.85	115.65	115.72	112.01	115.79	112.08	-	1,245.64
4050-99 Interest Income - Reserve	5,469.20	5,041.97	5,706.24	1,280.72	9,070.87	5,050.44	5,226.28	5,241.01	5,014.87	5,004.39	4,855.54	-	56,961.53
Total Income	5,720.21	5,263.84	5,951.98	1,518.63	9,316.83	5,288.48	5,472.40	5,487.23	5,253.22	5,250.78	5,094.03	-	59,617.63
Income													
4236-99 Contribution To Reserves	-	350,000.00	-	-	-	-	-	-	-	-	-	-	350,000.00
Total Income	-	350,000.00	-	-	-	-	-	-	-	-	-	-	350,000.00
Total RESERVE INCOME	5,720.21	355,263.84	5,951.98	1,518.63	9,316.83	5,288.48	5,472.40	5,487.23	5,253.22	5,250.78	5,094.03	-	409,617.63
RESERVE EXPENSE													
Reserve Expenses													
6501-99 Reserve Expenses	60,097.95	5,880.00	11,849.61	14,519.47	68,276.80	-	-	-	33,081.20	-	-	-	193,705.03
Total Reserve Expenses	60,097.95	5,880.00	11,849.61	14,519.47	68,276.80	-	-	-	33,081.20	-	-	-	193,705.03
Total RESERVE EXPENSE	60,097.95	5,880.00	11,849.61	14,519.47	68,276.80	-	-	-	33,081.20	-	-	-	193,705.03
Net Reserve:	(54,377.74)	349,383.84	(5,897.63)	(13,000.84)	(58,959.97)	5,288.48	5,472.40	5,487.23	(27,827.98)	5,250.78	5,094.03	-	215,912.60