



Balance Sheet
 Fall Creek Homeowners Association, Inc.
 End Date: 12/31/2017

Date: 1/22/2018
 Time: 5:05 pm
 Page: 1

	Operating	Reserve	Total
Assets			
Current Assets			
FCB Social Committee Debit Card	\$18,759.11	\$0.00	\$18,759.11
FCB Bank Operating	\$901,229.11	\$0.00	\$901,229.11
FCB Fairway Crossing Operating	\$57,467.37	\$0.00	\$57,467.37
FCB Serrano Creek Operating	\$46,009.60	\$0.00	\$46,009.60
IDC Deposits	\$100.92	\$0.00	\$100.92
NF - Capital Reserve	\$0.00	\$1,348,140.09	\$1,348,140.09
NF- Fairway Crossing Reserve	\$0.00	\$58,432.47	\$58,432.47
NF - Serrano Creek Reserve	\$0.00	\$25,192.68	\$25,192.68
FCB Tennis Team Operating	\$2,618.78	\$0.00	\$2,618.78
Funds Transferred	\$1,044,223.67	\$0.00	\$1,044,223.67
Total: Current Assets	\$2,070,408.56	\$1,431,765.24	\$3,502,173.80
Accounts Receivable			
Accounts Receivable	\$226,538.57	\$0.00	\$226,538.57
Allowance For Doubtful Accounts	(\$10,139.41)	\$0.00	(\$10,139.41)
Due from Operating - FC	\$11,202.58	\$0.00	\$11,202.58
Due from Operating to FC Reserve	\$0.00	\$43,288.19	\$43,288.19
Due from Operating to SC Reserve	\$0.00	\$4,711.10	\$4,711.10
Due From Reserve	\$36,053.67	\$0.00	\$36,053.67
Due from SC Operating to SC Reserve	\$0.00	\$4,218.90	\$4,218.90
Total: Accounts Receivable	\$263,655.41	\$52,218.19	\$315,873.60
Other Assets			
Prepaid Insurances	\$36,771.80	\$0.00	\$36,771.80
Prepaid Expenses	\$19,816.00	\$0.00	\$19,816.00
Total: Other Assets	\$56,587.80	\$0.00	\$56,587.80
Total: Assets	\$2,390,651.77	\$1,483,983.43	\$3,874,635.20
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$1,337.65	\$0.00	\$1,337.65
Accrued Expenses	\$19,053.21	\$0.00	\$19,053.21
Due to FC Reserve	\$43,288.19	\$0.00	\$43,288.19
Due to SC Reserve	\$4,711.10	\$0.00	\$4,711.10
Due to SC Reserve from SC Operating	\$4,218.90	\$0.00	\$4,218.90
Payable To Operating	\$0.00	\$36,053.67	\$36,053.67
Due to Fairway Crossing	\$11,202.58	\$0.00	\$11,202.58
Fall Creek CSO - Enhancement Fee	\$7,423.70	\$0.00	\$7,423.70
Deposits - ARC	\$36,407.92	\$0.00	\$36,407.92
Prepaid Assessments	\$785,554.15	\$0.00	\$785,554.15
A/P Spectrum Collections	\$17,988.05	\$0.00	\$17,988.05
Total: Current Liabilities	\$931,185.45	\$36,053.67	\$967,239.12
Equity			
Retained Earnings - Operating Fund	\$943,907.89	\$0.00	\$943,907.89
Fairway Crossing Operating Fund	\$139,272.59	\$0.00	\$139,272.59
Serrano Creek Operating Fund	\$209,183.96	\$0.00	\$209,183.96
Fairway Crossing Reserve Fund	\$0.00	\$101,459.07	\$101,459.07
Serrano Creek Reserve Fund	\$0.00	\$34,009.91	\$34,009.91
Reserve Fund	\$0.00	\$1,341,324.10	\$1,341,324.10
Total: Equity	\$1,292,364.44	\$1,476,793.08	\$2,769,157.52
Total Net Income Gain / Loss	\$167,101.88	(\$28,863.32)	\$138,238.56
Total: Liabilities & Equity	\$2,390,651.77	\$1,483,983.43	\$3,874,635.20



Income Statement - Operating
 Fall Creek Homeowners Association, Inc.
 12/31/2017

Date: 1/22/2018
 Time: 5:05 pm
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4050-00 Interest Income - Operating	\$100.92	\$50.00	\$50.92	\$2,310.34	\$600.00	\$1,710.34	\$600.00
4050-01 Interest Income - Operating FC	-	2.12	(2.12)	-	25.00	(25.00)	25.00
4050-02 Interest Income - Operating SC	-	2.12	(2.12)	-	25.00	(25.00)	25.00
4110-00 Maintenance Assessment	216,396.42	187,941.63	28,454.79	2,295,688.08	2,255,300.00	40,388.08	2,255,300.00
4111-01 Fairway Crossing Assessment	7,816.74	-	7,816.74	93,800.00	-	93,800.00	-
4111-02 Serrano Creek Assessment	4,200.00	-	4,200.00	51,200.00	-	51,200.00	-
4115-00 Pro-rated Assessment	858.91	2,612.25	(1,753.34)	38,226.33	31,347.00	6,879.33	31,347.00
4117-00 Fall Creek Commercial/Comm Services - Shared	-	24,853.13	(24,853.13)	110,000.00	298,238.00	(188,238.00)	298,238.00
4120-00 Builder Assessment	4,020.84	4,195.87	(175.03)	75,694.71	50,350.00	25,344.71	50,350.00
4122-00 Easement Amendment	-	-	-	38,000.00	-	38,000.00	-
4135-00 Capital Improvement Fee	5,743.14	1,541.63	4,201.51	79,368.50	18,500.00	60,868.50	18,500.00
4210-00 Late Fee Income	1,624.81	-	1,624.81	49,031.66	-	49,031.66	-
4220-00 Fine Income	350.00	-	350.00	3,020.00	-	3,020.00	-
4230-00 Gate Entry Access Income	25.00	-	25.00	1,214.25	-	1,214.25	-
4230-01 Gate Entry Access Income - FC	-	-	-	50.00	-	50.00	-
4230-02 Gate Entry Access Income - SC	-	-	-	(2,242.48)	-	(2,242.48)	-
4235-00 Amenity Access Income	-	41.63	(41.63)	275.00	500.00	(225.00)	500.00
4240-00 Security Reimbursement - WCID 96	27,979.60	27,979.62	(0.02)	335,755.20	335,755.00	0.20	335,755.00
4250-00 Maintenance Fee/Resident/ Prior Year	-	2,083.37	(2,083.37)	-	25,000.00	(25,000.00)	25,000.00
4251-00 Allowance for Delinquent Assessments 5%	-	(9,397.12)	9,397.12	-	(112,765.00)	112,765.00	(112,765.00)
4252-00 Neighborhood Fee- FC	-	7,816.63	(7,816.63)	-	93,800.00	(93,800.00)	93,800.00
4253-00 Delinquent Assessments 5%- FC	-	(390.87)	390.87	-	(4,690.00)	4,690.00	(4,690.00)
4254-00 Neighborhood Fee- SC	-	4,200.00	(4,200.00)	-	50,400.00	(50,400.00)	50,400.00
4255-00 Deliq. Assessments 5% -SC	-	(210.00)	210.00	-	(2,520.00)	2,520.00	(2,520.00)
4260-00 Foundation Income	-	10,416.63	(10,416.63)	(778.54)	125,000.00	(125,778.54)	125,000.00
4265-00 Tennis Income	837.79	-	837.79	4,591.37	-	4,591.37	-
4400-00 Misc. Income	-	125.00	(125.00)	6,380.00	1,500.00	4,880.00	1,500.00
4400-01 Misc. Income - FC	-	8.37	(8.37)	136.23	100.00	36.23	100.00
4400-02 Misc. Income - SC	-	8.37	(8.37)	-	100.00	(100.00)	100.00
Total Income	\$269,954.17	\$263,880.38	\$6,073.79	\$3,181,720.65	\$3,166,565.00	\$15,155.65	\$3,166,565.00
Total OPERATING INCOME	\$269,954.17	\$263,880.38	\$6,073.79	\$3,181,720.65	\$3,166,565.00	\$15,155.65	\$3,166,565.00
OPERATING EXPENSE							
General Maintenance							
5110-00 General Maint./Repairs	1,356.24	2,986.13	1,629.89	53,029.96	35,834.00	(17,195.96)	35,834.00
5110-01 General Maint./Repairs - FC	-	291.63	291.63	4,052.08	3,500.00	(552.08)	3,500.00
5110-02 General Maint./Repairs - SC	-	291.63	291.63	-	3,500.00	3,500.00	3,500.00
5111-00 Lighting Repair & Maintenance	5,726.00	2,083.37	(3,642.63)	9,862.41	25,000.00	15,137.59	25,000.00
5137-00 Tree Contract	-	1,666.63	1,666.63	-	20,000.00	20,000.00	20,000.00
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	39,900.00	12,500.00	(27,400.00)	234,232.15	150,000.00	(84,232.15)	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
5150-00 Irrigation Maint/ Repairs	2,016.83	5,000.00	2,983.17	26,538.07	60,000.00	33,461.93	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	1,490.00	1,250.00	(240.00)	1,490.00	15,000.00	13,510.00	15,000.00



Income Statement - Operating
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 12/31/2017

Date: 1/22/2018
 Time: 5:05 pm
 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5156-00 Fence Maintenance/Repair-FC	\$-	\$833.37	\$833.37	\$928.81	\$10,000.00	\$9,071.19	\$10,000.00
5157-00 Fence Maintenance/Repairs-SC	-	416.63	416.63	-	5,000.00	5,000.00	5,000.00
5160-00 Cleaning Services	948.47	1,500.00	551.53	13,986.64	18,000.00	4,013.36	18,000.00
5170-00 Site Signs	-	666.63	666.63	17,526.36	8,000.00	(9,526.36)	8,000.00
5170-01 Site Signs - FC	-	83.37	83.37	289.52	1,000.00	710.48	1,000.00
5170-02 Site Signs - SC	-	83.37	83.37	289.53	1,000.00	710.47	1,000.00
5175-00 Sign Maintenance	-	541.63	541.63	4,281.84	6,500.00	2,218.16	6,500.00
5180-00 Pest Control	-	916.63	916.63	20,300.51	11,000.00	(9,300.51)	11,000.00
5185-00 Holiday Decorating	-	-	-	4,139.99	-	(4,139.99)	-
5720-00 Recoverable Maintenance	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
5720-01 Recoverable Maintenance - FC	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
5720-02 Recoverable Maintenance - SC	-	41.63	41.63	-	500.00	500.00	500.00
Total General Maintenance	\$114,837.40	\$96,031.76	(\$18,805.64)	\$1,155,146.19	\$1,152,382.00	(\$2,764.19)	\$1,152,382.00
Utilities							
5210-00 Electric - Entry/Irrigation	45.80	-	(45.80)	324.19	-	(324.19)	-
5210-01 Electric - Entry/Irrigation FC	-	31.25	31.25	-	375.00	375.00	375.00
5210-02 Electric - Entry/Irrigation SC	-	31.25	31.25	-	375.00	375.00	375.00
5215-00 Electric - Recreation Center	-	2,291.63	2,291.63	41.56	27,500.00	27,458.44	27,500.00
5220-00 Water / Sewer	17,361.38	21,666.63	4,305.25	246,030.31	260,000.00	13,969.69	260,000.00
5220-01 Water - Sprinkler System FC	2,901.94	141.63	(2,760.31)	5,716.18	1,700.00	(4,016.18)	1,700.00
5220-02 Water - Sprinkler System SC	842.63	141.63	(701.00)	13,257.93	1,700.00	(11,557.93)	1,700.00
5230-00 Streetlight Electric	23,901.45	17,500.00	(6,401.45)	151,265.15	210,000.00	58,734.85	210,000.00
5240-00 Telephone	908.41	1,066.63	158.22	10,946.53	12,800.00	1,853.47	12,800.00
5240-01 Telephone - FC	122.24	108.37	(13.87)	1,487.28	1,300.00	(187.28)	1,300.00
5240-02 Telephone - SC	75.29	108.37	33.08	1,119.38	1,300.00	180.62	1,300.00
5250-00 Gas Service	695.79	125.00	(570.79)	254.05	1,500.00	1,245.95	1,500.00
5260-00 Cable TV	100.11	204.13	104.02	897.08	2,450.00	1,552.92	2,450.00
5270-00 Trash Collection	410.77	566.63	155.86	6,567.36	6,800.00	232.64	6,800.00
Total Utilities	\$47,365.81	\$43,983.15	(\$3,382.66)	\$437,907.00	\$527,800.00	\$89,893.00	\$527,800.00
Administrative							
5310-00 General Administrative	4,808.12	2,833.37	(1,974.75)	53,937.94	34,000.00	(19,937.94)	34,000.00
5311-00 Meeting Expense	110.09	416.63	306.54	5,052.06	5,000.00	(52.06)	5,000.00
5320-00 Postage/ Mailing	(1,800.00)	-	1,800.00	(1,756.67)	-	1,756.67	-
5325-00 Storage Fees	1,980.00	100.00	(1,880.00)	2,978.00	1,200.00	(1,778.00)	1,200.00
5330-00 Bank Service Charge	-	5.00	5.00	-	60.00	60.00	60.00
5335-00 Internet/Web Services	1,200.70	541.63	(659.07)	10,256.18	6,500.00	(3,756.18)	6,500.00
5350-00 NSF- Processing Fee	-	-	-	25.00	-	(25.00)	-
5360-00 Office Supplies	-	-	-	1,317.65	-	(1,317.65)	-
5370-00 Licenses/Fees/Permits	-	25.00	25.00	270.00	300.00	30.00	300.00
5380-00 Contributions/Donations	-	-	-	5,750.00	-	(5,750.00)	-
5390-00 Misc. Expenses	10.81	-	(10.81)	327.81	-	(327.81)	-
5580-00 Bad Debts	2,306.20	625.00	(1,681.20)	2,306.20	7,500.00	5,193.80	7,500.00
5730-00 Recov. Transfer/ Refinance Fee	170.00	-	(170.00)	-	-	-	-
Total Administrative	\$8,785.92	\$4,546.63	(\$4,239.29)	\$80,464.17	\$54,560.00	(\$25,904.17)	\$54,560.00
Professional Services							
5402-00 Other Professional Services	468.43	-	(468.43)	1,052.21	-	(1,052.21)	-
5410-00 Management Fee	12,710.00	12,928.25	218.25	152,562.35	155,139.00	2,576.65	155,139.00
5420-00 Audit	-	375.00	375.00	350.00	4,500.00	4,150.00	4,500.00
5425-00 Tax Preparation	-	29.13	29.13	5,200.00	350.00	(4,850.00)	350.00
5430-00 Legal	2,310.00	2,916.63	606.63	21,230.52	35,000.00	13,769.48	35,000.00
5440-00 ACC Reviews	-	520.87	520.87	-	6,250.00	6,250.00	6,250.00
5445-00 Billing/Payment Processing	-	625.00	625.00	-	7,500.00	7,500.00	7,500.00
5450-00 Pool/Rec. Ctr. Administration	1,930.00	1,890.00	(40.00)	24,004.76	22,680.00	(1,324.76)	22,680.00
5710-00 Recoverable Legal	375.56	-	(375.56)	2,825.56	-	(2,825.56)	-



Income Statement - Operating
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 12/31/2017

Date: 1/22/2018
 Time: 5:05 pm
 Page: 3

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Professional Services	\$17,793.99	\$19,284.88	\$1,490.89	\$207,225.40	\$231,419.00	\$24,193.60	\$231,419.00
Insurance & Taxes							
5540-00 Insurance-G/L & Commercial Umbrella	\$4,583.92	\$4,699.00	\$115.08	\$30,272.30	\$56,388.00	\$26,115.70	\$56,388.00
5545-00 Insurance-Directors & Officers	465.13	-	(465.13)	4,715.35	-	(4,715.35)	-
5550-00 Taxes	580.19	333.37	(246.82)	7,334.43	4,000.00	(3,334.43)	4,000.00
Total Insurance & Taxes	\$5,629.24	\$5,032.37	(\$596.87)	\$42,322.08	\$60,388.00	\$18,065.92	\$60,388.00
Lake Maintenance							
5620-00 Lake Maintenance	1,268.04	1,250.00	(18.04)	22,429.29	15,000.00	(7,429.29)	15,000.00
5620-01 Lake Maintenance - FC	840.00	833.37	(6.63)	17,578.06	10,000.00	(7,578.06)	10,000.00
5620-02 Lake Maintenance - SC	584.63	466.63	(118.00)	9,364.63	5,600.00	(3,764.63)	5,600.00
5630-00 Lake Chemicals	-	458.37	458.37	1,523.80	5,500.00	3,976.20	5,500.00
5630-01 Lake Chemicals - FC	-	333.37	333.37	1,497.76	4,000.00	2,502.24	4,000.00
5630-02 Lake Chemicals - SC	-	358.37	358.37	1,014.17	4,300.00	3,285.83	4,300.00
5640-00 Lake Fountain Maint.	-	291.63	291.63	4,401.15	3,500.00	(901.15)	3,500.00
Total Lake Maintenance	\$2,692.67	\$3,991.74	\$1,299.07	\$57,808.86	\$47,900.00	(\$9,908.86)	\$47,900.00
Security Expense							
5750-00 Patrol Services	49,564.00	34,005.12	(15,558.88)	493,329.17	408,061.00	(85,268.17)	408,061.00
5760-00 Alarm Monitoring	-	50.00	50.00	811.22	600.00	(211.22)	600.00
5770-00 False Alarms	-	33.37	33.37	225.00	400.00	175.00	400.00
Total Security Expense	\$49,564.00	\$34,088.49	(\$15,475.51)	\$494,365.39	\$409,061.00	(\$85,304.39)	\$409,061.00
Committees							
5810-00 Community Events	1,160.91	3,333.37	2,172.46	51,488.62	40,000.00	(11,488.62)	40,000.00
5820-00 YOM & Christmas Decorations	-	2,500.00	2,500.00	25,803.05	30,000.00	4,196.95	30,000.00
5830-00 Parks and Trails Committee	-	1,666.63	1,666.63	18,785.85	20,000.00	1,214.15	20,000.00
Total Committees	\$1,160.91	\$7,500.00	\$6,339.09	\$96,077.52	\$90,000.00	(\$6,077.52)	\$90,000.00
Entry Maintenance							
6010-01 Entry Gate Maintenance - FC	606.20	1,250.00	643.80	9,779.72	15,000.00	5,220.28	15,000.00
6010-02 Entry Gate Maintenance - SC	297.69	833.37	535.68	7,797.31	10,000.00	2,202.69	10,000.00
6020-00 Street Cleaning- FC	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
6030-00 Street Cleaning- SC	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
6050-01 Private Street Maintenance - FC	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
6050-02 Private Street Maintenance - SC	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
Total Entry Maintenance	\$903.89	\$2,541.74	\$1,637.85	\$17,577.03	\$30,500.00	\$12,922.97	\$30,500.00
Pool							
6125-00 Pool Maint/ Repair	-	4,166.63	4,166.63	51,132.63	50,000.00	(1,132.63)	50,000.00
6130-00 Extra Lifeguards	-	208.37	208.37	-	2,500.00	2,500.00	2,500.00
6135-00 Pool Management	1,777.03	14,808.37	13,031.34	178,836.70	177,700.00	(1,136.70)	177,700.00
Total Pool	\$1,777.03	\$19,183.37	\$17,406.34	\$229,969.33	\$230,200.00	\$230.67	\$230,200.00
Amenity Center							
6220-00 Electrical Repairs - Amenity Center	811.25	250.00	(561.25)	7,073.31	3,000.00	(4,073.31)	3,000.00
6225-00 Amenity Access Repairs	-	133.37	133.37	1,245.96	1,600.00	354.04	1,600.00
6230-00 Clubhouse Supplies	1,002.09	916.63	(85.46)	7,937.86	11,000.00	3,062.14	11,000.00
6235-00 Fitness Center Expense	692.38	800.00	107.62	18,461.31	9,600.00	(8,861.31)	9,600.00
6240-00 Key Fob Expense	-	1,833.37	1,833.37	6,170.25	22,000.00	15,829.75	22,000.00
6250-00 Playground Repair & Maintenance	-	1,250.00	1,250.00	-	15,000.00	15,000.00	15,000.00
6255-00 Tennis Court Repair & Maintenance	1,132.59	550.00	(582.59)	6,973.21	6,600.00	(373.21)	6,600.00
Total Amenity Center	\$3,638.31	\$5,733.37	\$2,095.06	\$47,861.90	\$68,800.00	\$20,938.10	\$68,800.00
Other Expense							
6300-00 Transfer to Reserve	-	9,518.75	9,518.75	-	114,225.00	114,225.00	114,225.00
6300-01 Transfer to Reserve - FC	-	1,566.63	1,566.63	-	18,800.00	18,800.00	18,800.00



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 12/31/2017

Date: 1/22/2018
 Time: 5:05 pm
 Page: 4

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6300-02 Transfer to Reserve - SC	\$-	\$460.87	\$460.87	\$-	\$5,530.00	\$5,530.00	\$5,530.00
6310-00 Capital Improvements	-	-	-	147,893.90	-	(147,893.90)	-
6320-00 Foundation Transfer	-	10,416.63	10,416.63	-	125,000.00	125,000.00	125,000.00
Total Other Expense	\$-	\$21,962.88	\$21,962.88	\$147,893.90	\$263,555.00	\$115,661.10	\$263,555.00
Total OPERATING EXPENSE	\$254,149.17	\$263,880.38	\$9,731.21	\$3,014,618.77	\$3,166,565.00	\$151,946.23	\$3,166,565.00
Net Income:	\$15,805.00	\$0.00	\$15,805.00	\$167,101.88	\$0.00	\$167,101.88	\$0.00



Income Statement - Reserve
 Fall Creek Homeowners Association, Inc.
 12/31/2017

Date: 1/22/2018
 Time: 5:05 pm
 Page: 5

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Income							
4050-90 Interest Income - Reserve FC	\$20.88	\$-	\$20.88	\$238.64	\$-	\$238.64	\$-
4050-95 Interest Income - Reserve SC	9.00	-	9.00	102.88	-	102.88	-
4050-99 Interest Income - Reserve	695.87	-	695.87	8,741.12	-	8,741.12	-
Total Income	\$725.75	\$-	\$725.75	\$9,082.64	\$-	\$9,082.64	\$-
Total RESERVE INCOME	\$725.75	\$-	\$725.75	\$9,082.64	\$-	\$9,082.64	\$-
RESERVE EXPENSE							
Reserve Expenses							
6501-99 Reserve Expenses	-	-	-	37,945.96	-	(37,945.96)	-
Total Reserve Expenses	\$-	\$-	\$-	\$37,945.96	\$-	(\$37,945.96)	\$-
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$37,945.96	\$-	(\$37,945.96)	\$-
Net Reserve:	\$725.75	\$0.00	\$725.75	(\$28,863.32)	\$0.00	(\$28,863.32)	\$0.00



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: December 2017

Date: 1/22/2018

Time: 5:05 pm

Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income													
4050-00 Interest Income - Operating	\$41.10	\$230.14	\$240.58	\$246.64	\$254.89	\$246.70	\$254.96	\$219.24	\$187.61	\$157.85	\$129.71	\$100.92	\$2,310.34
4110-00 Maintenance Assessment	200,212.50	182,320.82	188,475.06	188,416.66	188,416.66	188,416.66	188,416.66	188,416.66	189,366.66	188,416.66	188,416.66	216,396.42	2,295,688.08
4111-01 Fairway Crossing Assessment	7,816.66	7,816.66	7,816.66	7,816.66	7,816.66	7,816.66	7,816.66	7,816.66	7,816.66	7,816.66	7,816.66	7,816.74	93,800.00
4111-02 Serrano Creek Assessment	5,000.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	51,200.00
4115-00 Pro-rated Assessment	181.70	682.75	3,123.14	1,605.89	8,860.91	3,714.10	3,934.73	5,701.72	4,165.70	2,965.83	2,430.95	858.91	38,226.33
4117-00 Fall Creek Commercial/Comm Services - Shared	-	-	-	-	-	110,000.00	-	-	-	-	-	-	110,000.00
4120-00 Builder Assessment	19,791.66	791.66	10,335.90	4,116.66	(680.18)	1,909.53	2,122.96	1,292.69	26,258.30	2,536.81	3,197.88	4,020.84	75,694.71
4122-00 Easement Amendment	-	-	-	-	-	-	-	-	-	38,000.00	-	-	38,000.00
4135-00 Capital Improvement Fee	2,822.50	13,544.00	(6,770.50)	1,753.47	6,175.00	2,375.00	3,325.00	12,680.57	10,132.75	13,872.74	13,714.83	5,743.14	79,368.50
4210-00 Late Fee Income	-	19,665.15	7,547.95	4,738.99	3,686.16	2,583.93	2,999.03	2,434.70	240.00	1,774.29	1,736.65	1,624.81	49,031.66
4220-00 Fine Income	300.00	-	(30.00)	350.00	650.00	200.00	250.00	500.00	150.00	300.00	-	350.00	3,020.00
4230-00 Gate Entry Access Income	100.00	200.00	-	300.00	114.25	-	-	-	300.00	125.00	50.00	25.00	1,214.25
4230-01 Gate Entry Access Income - FC	50.00	-	-	-	-	-	-	-	-	-	-	-	50.00
4230-02 Gate Entry Access Income - SC	-	-	-	50.00	-	-	-	-	-	-	(2,292.48)	-	(2,242.48)
4235-00 Amenity Access Income	-	-	-	-	-	250.00	-	-	-	-	25.00	-	275.00
4240-00 Security Reimbursement - WCID 96	27,979.60	27,979.60	27,979.60	27,979.60	27,979.60	27,979.60	27,979.60	27,979.60	27,979.60	27,979.60	27,979.60	27,979.60	335,755.20
4260-00 Foundation Income	-	-	-	(778.54)	-	-	-	-	-	-	-	-	(778.54)
4265-00 Tennis Income	-	-	-	-	-	-	-	-	2,034.60	-	1,718.98	837.79	4,591.37
4400-00 Misc. Income	-	(3,000.00)	(620.00)	-	(700.00)	(1,000.00)	-	11,700.00	-	-	-	-	6,380.00
4400-01 Misc. Income - FC	-	-	-	-	45.71	41.23	37.94	11.35	-	-	-	-	136.23
Total Income	264,295.72	254,430.78	242,298.39	240,796.03	246,819.66	348,733.41	241,337.54	262,953.19	272,831.88	288,145.44	249,124.44	269,954.17	3,181,720.65
Total OPERATING INCOME	264,295.72	254,430.78	242,298.39	240,796.03	246,819.66	348,733.41	241,337.54	262,953.19	272,831.88	288,145.44	249,124.44	269,954.17	3,181,720.65
OPERATING EXPENSE													
General Maintenance													
5110-00 General Maint./Repairs	-	5,304.61	2,457.82	8,955.20	11,456.17	2,902.57	11,786.46	-	8,201.81	160.00	449.08	1,356.24	53,029.96
5110-01 General Maint./Repairs - FC	-	-	-	-	-	1,644.60	-	-	-	-	2,407.48	-	4,052.08
5111-00 Lighting Repair & Maintenance	4,136.41	-	-	-	-	-	-	-	-	-	-	5,726.00	9,862.41
5140-00 Landscape Maintenance Contract	63,399.86	63,399.86	66,799.86	63,399.86	63,399.86	63,399.86	63,399.86	63,399.86	63,399.86	63,399.86	63,399.86	63,399.86	764,198.32
5145-00 Landscape Extras & Improvement	1,040.77	-	45,104.83	-	-	-	71,507.32	-	21,144.87	-	55,534.36	39,900.00	234,232.15



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: December 2017

Date: 1/22/2018

Time: 5:05 pm

Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
5150-00 Irrigation Maint/ Repairs	\$580.26	\$-	\$-	\$-	\$-	\$-	\$10,944.54	\$3,155.13	\$2,480.29	\$-	\$7,361.02	\$2,016.83	\$26,538.07
5155-00 Fence Maintenance & Repair	-	-	-	-	-	-	-	-	-	-	-	1,490.00	1,490.00
5156-00 Fence Maintenance/Repair- FC	-	-	-	-	-	-	-	-	943.93	(15.12)	-	-	928.81
5160-00 Cleaning Services	913.47	913.47	918.47	913.47	1,038.47	1,453.47	1,453.47	1,453.47	1,283.47	1,453.47	1,243.47	948.47	13,986.64
5170-00 Site Signs	600.00	-	-	15,331.36	-	-	-	-	-	1,595.00	-	-	17,526.36
5170-01 Site Signs - FC	-	-	-	-	-	-	-	-	-	289.52	-	-	289.52
5170-02 Site Signs - SC	-	-	-	-	-	-	-	-	-	289.53	-	-	289.53
5175-00 Sign Maintenance	2,880.00	-	-	-	1,401.84	-	-	-	-	-	-	-	4,281.84
5180-00 Pest Control	2,300.00	2,095.39	(993.57)	-	1,958.25	4,497.75	2,623.39	3,346.45	1,038.20	1,038.20	2,396.45	-	20,300.51
5185-00 Holiday Decorating	(0.01)	-	-	-	4,140.00	-	-	-	-	-	-	-	4,139.99
Total General	75,850.76	71,713.33	114,287.41	88,599.89	83,394.59	73,898.25	161,715.04	71,354.91	98,492.43	68,210.46	132,791.72	114,837.40	1,155,146.19
Maintenance													
Utilities													
5210-00 Electric - Entry/Irrigation	60.33	62.56	51.07	-	-	-	6.79	17.63	19.13	19.79	41.09	45.80	324.19
5215-00 Electric - Recreation Center	-	-	-	41.56	-	-	-	-	-	-	-	-	41.56
5220-00 Water / Sewer	171.71	378.00	286.96	8,228.77	1,359.76	756.24	857.76	802.86	147,495.06	48,221.95	20,109.86	17,361.38	246,030.31
5220-01 Water - Sprinkler System FC	-	-	-	-	-	814.51	984.46	-	-	562.04	453.23	2,901.94	5,716.18
5220-02 Water - Sprinkler System SC	28.96	30.00	(4.88)	95.55	559.09	3,246.44	3,406.64	668.31	511.58	1,779.11	2,094.50	842.63	13,257.93
5225-00 Water - Sprinkler System	1,475.56	(482.87)	194.73	1,666.80	2,113.84	36,124.44	46,374.63	41,689.32	(129,156.45)	-	-	-	-
5230-00 Streetlight Electric	(16,072.18)	22,864.09	22,795.88	22,247.64	387.88	407.26	407.27	7,049.61	21,897.36	21,958.77	23,420.12	23,901.45	151,265.15
5240-00 Telephone	1,251.93	908.84	770.60	1,089.34	730.50	726.87	832.75	819.73	1,097.44	854.54	955.58	908.41	10,946.53
5240-01 Telephone - FC	77.00	77.00	143.19	143.37	143.44	143.47	145.66	150.51	98.77	151.05	91.58	122.24	1,487.28
5240-02 Telephone - SC	165.00	131.70	94.87	94.79	94.88	94.86	96.34	95.56	141.70	99.92	(65.53)	75.29	1,119.38
5250-00 Gas Service	95.00	95.00	100.37	35.13	21.58	93.68	79.64	(99.42)	173.64	290.65	(1,327.01)	695.79	254.05
5260-00 Cable TV	100.00	99.49	-	99.46	99.49	99.49	99.49	1.32	197.48	90.40	(89.65)	100.11	897.08
5270-00 Trash Collection	560.50	564.18	563.81	563.53	784.69	564.18	784.17	552.64	403.24	407.94	407.71	410.77	6,567.36
Total Utilities	(12,086.19)	24,727.99	24,996.60	34,305.94	6,295.15	43,071.44	54,075.60	51,748.07	42,878.95	74,436.16	46,091.48	47,365.81	437,907.00
Administrative													
5310-00 General Administrative	2,797.25	10,045.38	3,257.79	2,271.53	3,158.70	7,559.96	4,166.49	2,240.55	1,008.90	1,082.66	11,540.61	4,808.12	53,937.94
5311-00 Meeting Expense	313.36	383.06	213.69	313.49	419.58	320.52	315.69	452.90	286.74	1,613.90	309.04	110.09	5,052.06
5320-00 Postage/ Mailing	-	-	-	-	-	-	14.69	-	28.64	-	-	(1,800.00)	(1,756.67)
5325-00 Storage Fees	998.00	-	-	-	-	-	-	-	-	-	-	1,980.00	2,978.00
5335-00 Internet/Web Services	1,613.00	482.31	713.49	629.45	863.41	954.20	685.74	953.77	484.90	778.94	896.27	1,200.70	10,256.18
5350-00 NSF- Processing Fee	25.00	-	-	-	14.69	-	(14.69)	-	-	-	-	-	25.00
5360-00 Office Supplies	-	-	-	-	1,234.05	-	-	-	-	-	83.60	-	1,317.65
5370-00 Licenses/Fees/Permits	-	-	-	160.00	-	110.00	-	-	-	-	-	-	270.00
5380-00 Contributions/Donations	-	-	5,750.00	-	-	-	-	-	-	-	-	-	5,750.00



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: December 2017

Date: 1/22/2018

Time: 5:05 pm

Page: 3

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
5390-00 Misc. Expenses	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$317.00	\$10.81	\$327.81
5580-00 Bad Debts	1,930.36	(1,930.36)	-	-	7,193.55	(7,193.55)	-	-	-	-	-	2,306.20	2,306.20
5730-00 Recov. Transfer/ Refinance Fee	-	-	-	-	-	-	-	-	-	(340.00)	170.00	170.00	-
Total Administrative	7,676.97	8,980.39	9,934.97	3,374.47	12,883.98	1,751.13	5,167.92	3,647.22	1,809.18	3,135.50	13,316.52	8,785.92	80,464.17
Professional Services													
5402-00 Other Professional Services	-	-	-	-	-	-	583.78	-	-	-	-	468.43	1,052.21
5410-00 Management Fee	12,460.00	12,460.00	12,620.00	12,884.15	12,641.25	13,093.30	12,779.95	12,851.20	12,645.00	12,708.75	12,708.75	12,710.00	152,562.35
5420-00 Audit	-	-	-	-	-	-	350.00	-	-	-	-	-	350.00
5425-00 Tax Preparation	-	-	-	-	-	-	-	-	-	5,200.00	-	-	5,200.00
5430-00 Legal	282.00	1,602.00	2,275.50	921.29	2,153.00	1,756.60	868.56	4,686.06	2,862.20	192.50	1,320.81	2,310.00	21,230.52
5450-00 Pool/Rec. Ctr. Administration	1,930.00	2,308.17	1,930.00	2,011.23	1,930.00	1,930.00	2,165.27	1,930.00	1,930.00	1,930.00	2,080.09	1,930.00	24,004.76
5710-00 Recoverable Legal	2,310.00	-	-	-	-	-	-	-	140.00	(1,233.57)	1,233.57	375.56	2,825.56
Total Professional Services	16,982.00	16,370.17	16,825.50	15,816.67	16,724.25	16,779.90	16,747.56	19,467.26	17,577.20	18,797.68	17,343.22	17,793.99	207,225.40
Insurance & Taxes													
5540-00 Insurance-G/L & Commercial Umbrella	4,699.00	(21,855.00)	4,520.02	4,583.92	4,583.92	4,583.92	4,583.92	4,583.92	4,583.92	4,583.92	6,236.92	4,583.92	30,272.30
5545-00 Insurance-Directors & Officers	-	64.05	465.13	465.13	465.13	465.13	465.13	465.13	465.13	465.13	465.13	465.13	4,715.35
5550-00 Taxes	3,402.48	(1,969.80)	3,712.70	-	-	1,556.93	(40.27)	-	-	462.33	(370.13)	580.19	7,334.43
Total Insurance & Taxes	8,101.48	(23,760.75)	8,697.85	5,049.05	5,049.05	6,605.98	5,008.78	5,049.05	5,049.05	5,511.38	6,331.92	5,629.24	42,322.08
Lake Maintenance													
5620-00 Lake Maintenance	1,141.65	2,001.67	1,817.59	1,120.00	2,107.71	3,530.96	2,223.31	2,626.97	1,556.80	1,766.55	1,268.04	1,268.04	22,429.29
5620-01 Lake Maintenance - FC	840.00	1,374.93	1,053.32	1,090.08	1,489.05	2,286.27	1,018.40	1,057.48	1,026.05	4,517.42	985.06	840.00	17,578.06
5620-02 Lake Maintenance - SC	685.22	250.08	964.82	560.00	1,090.48	2,241.93	727.89	549.22	560.00	590.36	560.00	584.63	9,364.63
5630-00 Lake Chemicals	-	116.91	-	114.26	-	305.05	-	315.01	162.16	510.41	-	-	1,523.80
5630-01 Lake Chemicals - FC	-	-	-	261.76	207.95	155.40	186.74	218.79	291.20	175.92	-	-	1,497.76
5630-02 Lake Chemicals - SC	29.70	116.91	-	-	125.04	125.04	-	158.33	433.38	25.77	-	-	1,014.17
5640-00 Lake Fountain Maint.	-	464.58	-	-	-	-	3,936.57	-	-	-	-	-	4,401.15
Total Lake Maintenance	2,696.57	4,325.08	3,835.73	3,146.10	5,020.23	8,644.65	8,092.91	4,925.80	4,029.59	7,586.43	2,813.10	2,692.67	57,808.86
Security Expense													
5750-00 Patrol Services	32,906.90	35,206.84	46,121.28	33,108.14	32,776.00	32,776.00	32,776.00	32,776.00	32,776.00	82,978.01	49,564.00	49,564.00	493,329.17
5760-00 Alarm Monitoring	292.28	-	-	-	-	-	-	-	-	-	518.94	-	811.22
5770-00 False Alarms	-	-	-	225.00	-	-	-	-	-	-	-	-	225.00
Total Security Expense	33,199.18	35,206.84	46,121.28	33,333.14	32,776.00	32,776.00	32,776.00	32,776.00	32,776.00	82,978.01	50,082.94	49,564.00	494,365.39
Committees													
5810-00 Community Events	2,779.05	7,904.93	(966.36)	127.06	646.67	1,260.00	1,206.09	6,986.85	3,618.77	9,978.26	16,786.39	1,160.91	51,488.62
5820-00 YOM & Christmas Decorations	-	-	-	-	-	-	-	65.82	27,690.27	(1,953.04)	-	-	25,803.05
5830-00 Parks and Trails Committee	-	-	-	13,750.00	-	-	-	35.85	-	5,000.00	-	-	18,785.85
5840-00 Pool capital projects - Pool committee	-	-	30,950.64	23,131.37	20,367.31	-	-	-	(74,449.32)	-	-	-	-
Total Committees	2,779.05	7,904.93	29,984.28	37,008.43	21,013.98	1,260.00	1,206.09	7,088.52	(43,140.28)	13,025.22	16,786.39	1,160.91	96,077.52



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: December 2017

Date: 1/22/2018

Time: 5:05 pm

Page: 4

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Entry Maintenance													
6010-01 Entry Gate Maintenance - FC	\$595.38	\$595.00	(\$124.11)	\$351.82	\$297.69	\$1,669.22	\$709.05	\$1,303.70	\$827.16	\$443.83	\$2,504.78	\$606.20	\$9,779.72
6010-02 Entry Gate Maintenance - SC	828.12	297.69	297.69	297.69	416.77	752.34	974.26	595.38	2,438.89	303.10	297.69	297.69	7,797.31
Total Entry Maintenance	1,423.50	892.69	173.58	649.51	714.46	2,421.56	1,683.31	1,899.08	3,266.05	746.93	2,802.47	903.89	17,577.03
Pool													
6125-00 Pool Maint/ Repair	-	5,544.90	350.00	18,328.01	912.47	3,035.36	2,999.79	-	19,546.83	415.27	-	-	51,132.63
6135-00 Pool Management	1,407.25	1,407.25	2,300.31	-	1,933.00	37,800.31	41,470.31	42,942.62	44,767.62	1,515.50	1,515.50	1,777.03	178,836.70
Total Pool	1,407.25	6,952.15	2,650.31	18,328.01	2,845.47	40,835.67	44,470.10	42,942.62	64,314.45	1,930.77	1,515.50	1,777.03	229,969.33
Amenity Center													
6220-00 Electrical Repairs - Amenity Center	-	-	-	1,933.62	1,228.91	-	-	1,258.20	1,389.33	452.00	-	811.25	7,073.31
6225-00 Amenity Access Repairs	1,245.96	-	-	-	-	-	-	-	-	-	-	-	1,245.96
6230-00 Clubhouse Supplies	644.29	548.51	506.44	530.76	779.69	797.82	585.93	508.95	802.54	636.43	594.41	1,002.09	7,937.86
6235-00 Fitness Center Expense	907.80	-	83.35	389.28	7,250.04	389.28	129.76	5,960.79	389.28	324.75	1,944.60	692.38	18,461.31
6240-00 Key Fob Expense	3,702.15	-	-	-	1,234.05	-	-	-	-	1,234.05	-	-	6,170.25
6255-00 Tennis Court Repair & Maintenance	-	568.31	2,733.31	1,000.00	-	-	-	-	-	699.00	840.00	1,132.59	6,973.21
Total Amenity Center	6,500.20	1,116.82	3,323.10	3,853.66	10,492.69	1,187.10	715.69	7,727.94	2,581.15	3,346.23	3,379.01	3,638.31	47,861.90
Other Expense													
6310-00 Capital Improvements	(9,400.25)	16,783.23	32,839.79	125,160.90	4,492.80	-	260.15	3,295.11	-	950.00	(26,487.83)	-	147,893.90
Total Other Expense	(9,400.25)	16,783.23	32,839.79	125,160.90	4,492.80	-	260.15	3,295.11	-	950.00	(26,487.83)	-	147,893.90
Total OPERATING EXPENSE	135,130.52	171,212.87	293,670.40	368,625.77	201,702.65	229,231.68	331,919.15	251,921.58	229,633.77	280,654.77	266,766.44	254,149.17	3,014,618.77
Net Income:	129,165.20	83,217.91	(51,372.01)	(127,829.74)	45,117.01	119,501.73	(90,581.61)	11,031.61	43,198.11	7,490.67	(17,642.00)	15,805.00	167,101.88



Income Statement Summary - Reserve
 Fall Creek Homeowners Association, Inc.
 Fiscal Period: December 2017

Date: 1/22/2018
 Time: 5:05 pm
 Page: 5

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
RESERVE INCOME													
Income													
4050-90 Interest Income - Reserve FC	\$-	\$20.09	\$22.25	\$20.10	\$23.70	\$21.56	\$22.28	\$22.29	\$20.86	\$23.03	\$21.60	\$20.88	\$238.64
4050-95 Interest Income - Reserve SC	-	8.66	9.59	8.67	10.22	9.29	9.61	9.61	8.99	9.93	9.31	9.00	102.88
4050-99 Interest Income - Reserve	32.84	1,431.55	740.23	-	1,457.77	717.53	741.84	742.25	694.75	767.01	719.48	695.87	8,741.12
Total Income	32.84	1,460.30	772.07	28.77	1,491.69	748.38	773.73	774.15	724.60	799.97	750.39	725.75	9,082.64
Total RESERVE INCOME	32.84	1,460.30	772.07	28.77	1,491.69	748.38	773.73	774.15	724.60	799.97	750.39	725.75	9,082.64
RESERVE EXPENSE													
Reserve Expenses													
6501-99 Reserve Expenses	-	-	-	-	-	-	-	-	37,945.96	-	-	-	37,945.96
Total Reserve Expenses	-	-	-	-	-	-	-	-	37,945.96	-	-	-	37,945.96
Total RESERVE EXPENSE	-	-	-	-	-	-	-	-	37,945.96	-	-	-	37,945.96
Net Reserve:	32.84	1,460.30	772.07	28.77	1,491.69	748.38	773.73	774.15	(37,221.36)	799.97	750.39	725.75	(28,863.32)