



Balance Sheet

Fall Creek Homeowners Association, Inc.
End Date: 03/31/2020

Date: 4/13/2020
Time: 5:38 pm
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	Operating	Reserve	Total
Assets			
Current Assets			
Veritex Bank Operating	\$2,283,252.45	\$0.00	\$2,283,252.45
Veritex Bank Money Market	\$0.00	\$1.71	\$1.71
Veritex Bank Operating Fairway Crossing	\$137,728.79	\$0.00	\$137,728.79
Veritex Bank Reserve Fairway Crossing	\$0.00	\$42,556.29	\$42,556.29
Veritex Bank Operating Serrano Creek	\$56,364.35	\$0.00	\$56,364.35
Veritex Bank SC Reserve	\$0.00	\$8,024.24	\$8,024.24
Veritex Bank Social Committee Debit Card	\$8,619.53	\$0.00	\$8,619.53
Veritex Bank Tennis Team Operating	\$16,479.12	\$0.00	\$16,479.12
Pacific Premier Money Market	\$0.00	\$5,467.81	\$5,467.81
Pacific Premier ICS	\$0.00	\$508,372.18	\$508,372.18
Alliance *6017 52w 1.25% CDARS	\$0.00	\$1,018,077.52	\$1,018,077.52
Alliance Capital Reserve	\$0.00	\$3,835.52	\$3,835.52
Alliance Fairway Crossing Reserve	\$0.00	\$3,813.23	\$3,813.23
Alliance Serrano Creek Reserve	\$0.00	\$3,829.60	\$3,829.60
AAB Capital Reserve 6m .40% 10/9/20 *5601 CD	\$0.00	\$105,051.63	\$105,051.63
AAB Fairway Crossing 6m .40% 10/9/20 *0945 CD	\$0.00	\$35,348.38	\$35,348.38
AAB Serrano Creek 6m .40% 10/9/2020 *2519 CD	\$0.00	\$90,252.55	\$90,252.55
AAB ICS Capital Reserve	\$0.00	\$100,460.17	\$100,460.17
AAB ICS Fairway Crossing Reserve	\$0.00	\$31,276.78	\$31,276.78
AAB ICS Serrano Creek Reserve	\$0.00	\$85,772.34	\$85,772.34
Total: Current Assets	\$2,502,444.24	\$2,042,139.95	\$4,544,584.19
Accounts Receivable			
Accounts Receivable	\$494,839.34	\$0.00	\$494,839.34
Allowance For Doubtful Accounts	(\$73,026.43)	\$0.00	(\$73,026.43)
Due from Operating - FC	\$156,555.18	\$0.00	\$156,555.18
Due from Operating - SC	\$76,143.15	\$0.00	\$76,143.15
Due from Operating to FC Reserve	\$0.00	\$870.00	\$870.00
Due from Operating to SC Reserve	\$0.00	\$934.95	\$934.95
Due From Operating to Reserve	\$0.00	\$1,606,500.00	\$1,606,500.00
Due from Reserve to Operating	\$89,826.30	\$0.00	\$89,826.30
A/R Other	\$180.00	\$0.00	\$180.00
Total: Accounts Receivable	\$744,517.54	\$1,608,304.95	\$2,352,822.49
Other Assets			
Prepaid Insurances	\$15,337.13	\$0.00	\$15,337.13
Prepaid Expenses	\$5,640.81	\$0.00	\$5,640.81
Total: Other Assets	\$20,977.94	\$0.00	\$20,977.94
Total: Assets	\$3,267,939.72	\$3,650,444.90	\$6,918,384.62
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$5,702.54	\$0.00	\$5,702.54
Accrued Expenses	\$35,122.65	\$0.00	\$35,122.65
Due to FC Reserve	\$870.00	\$0.00	\$870.00
Payable to SC Reserve from SC Operating	\$934.95	\$0.00	\$934.95
Payable to Reserve	\$1,606,500.00	\$0.00	\$1,606,500.00
Payable to Operating from Reserve	\$0.00	\$89,826.30	\$89,826.30
Due to Fairway Crossing	\$156,555.18	\$0.00	\$156,555.18
Due to Serrano Creek	\$76,143.15	\$0.00	\$76,143.15
Deferred Revenue	\$2,151,660.04	\$0.00	\$2,151,660.04
Deferred Revenue - Fairway Crossing	\$70,350.02	\$0.00	\$70,350.02
Deferred Revenue - Serrano Creek	\$37,800.00	\$0.00	\$37,800.00
Fall Creek CSO - Enhancement Fee	\$69,762.59	\$0.00	\$69,762.59
Clubhouse Rental Deposits	\$550.00	\$0.00	\$550.00
Deposits - ARC	\$42,107.92	\$0.00	\$42,107.92
Prepaid Assessments	\$46,383.92	\$0.00	\$46,383.92



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	Operating	Reserve	Total
A/P Spectrum Collections	\$56,929.68	\$0.00	\$56,929.68
Total: Current Liabilities	\$4,357,372.64	\$89,826.30	\$4,447,198.94
Equity			
Retained Earnings - Operating Fund	(\$1,564,237.03)	\$0.00	(\$1,564,237.03)
Fairway Crossing Operating Fund	\$178,940.97	\$0.00	\$178,940.97
Serrano Creek Operating Fund	\$81,570.83	\$0.00	\$81,570.83
Fairway Crossing Reserve Fund	\$0.00	\$144,543.96	\$144,543.96
Serrano Creek Reserve Fund	\$0.00	\$185,845.21	\$185,845.21
Reserve Fund	\$0.00	\$3,224,282.71	\$3,224,282.71
Total: Equity	(\$1,303,725.23)	\$3,554,671.88	\$2,250,946.65
Total Net Income Gain / Loss	\$214,292.31	\$5,946.72	\$220,239.03
Total: Liabilities & Equity	\$3,267,939.72	\$3,650,444.90	\$6,918,384.62



Income Statement
 Fall Creek Homeowners Association, Inc.
 03/31/2020

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4110-00 Maintenance Assessment	\$238,346.66	\$239,890.83	(\$1,544.17)	\$715,039.98	\$719,672.49	(\$4,632.51)	\$2,878,690.00
4111-01 Fairway Crossing Assessment	7,816.66	7,875.00	(58.34)	23,449.98	23,625.00	(175.02)	94,500.00
4111-02 Serrano Creek Assessment	4,200.00	4,200.00	-	12,600.00	12,600.00	-	50,400.00
4115-00 Pro-rated Assessment	-	-	-	1,950.05	-	1,950.05	-
4117-00 Fall Creek Commercial/Comm Services - Shared	-	16,666.67	(16,666.67)	-	50,000.01	(50,000.01)	200,000.00
4120-00 Builder Assessment	726.66	-	726.66	1,207.94	-	1,207.94	-
4135-00 Capital Improvement Fee	2,792.50	-	2,792.50	7,897.25	-	7,897.25	-
4210-00 Late Fee Income	7,009.61	-	7,009.61	30,127.99	-	30,127.99	-
4220-00 Fine Income	150.00	-	150.00	150.00	-	150.00	-
4230-00 Gate Entry Access Income	100.00	-	100.00	100.00	-	100.00	-
4230-02 Gate Entry Access Income - SC	-	-	-	100.00	-	100.00	-
4235-00 Amenity Access Income	25.00	291.67	(266.67)	225.00	875.01	(650.01)	3,500.00
4236-00 Clubhouse Rental and Cleaning	(320.00)	833.33	(1,153.33)	30.00	2,499.99	(2,469.99)	10,000.00
4237-00 Clubhouse Rental	800.00	833.33	(33.33)	1,650.00	2,499.99	(849.99)	10,000.00
4238-00 Clubhouse Rental - Officer Fee	-	-	-	320.00	-	320.00	-
4240-00 Security Reimbursement - WCID 96	27,979.60	27,979.58	0.02	83,938.80	83,938.74	0.06	335,755.00
4251-00 Allowance for Delinquent Assessments 5%	-	(5,225.00)	5,225.00	-	(15,675.00)	15,675.00	(62,700.00)
4265-00 Tennis Income	754.65	1,000.00	(245.35)	4,994.67	3,000.00	1,994.67	12,000.00
Total Income	\$290,381.34	\$294,345.41	(\$3,964.07)	\$883,781.66	\$883,036.23	\$745.43	\$3,532,145.00
Total OPERATING INCOME	\$290,381.34	\$294,345.41	(\$3,964.07)	\$883,781.66	\$883,036.23	\$745.43	\$3,532,145.00
OPERATING EXPENSE							
General Maintenance							
5110-00 General Maint./Repairs	10,564.20	7,500.00	(3,064.20)	15,752.03	22,500.00	6,747.97	90,000.00
5110-01 General Maint./Repairs - FC	351.81	416.67	64.86	351.81	1,250.01	898.20	5,000.00
5110-02 General Maint./Repairs - SC	384.29	83.33	(300.96)	470.89	249.99	(220.90)	1,000.00
5111-00 Lighting Repair & Maintenance	935.00	2,291.67	1,356.67	935.00	6,875.01	5,940.01	27,500.00
5140-00 Landscape Maintenance Contract	76,454.88	76,454.17	(0.71)	232,764.64	229,362.51	(3,402.13)	917,450.00
5145-00 Landscape Extras & Improvement	3,471.57	20,833.33	17,361.76	14,561.88	62,499.99	47,938.11	250,000.00
5145-01 Landscape Extras & Improvement - FC	2,758.21	500.00	(2,258.21)	2,758.21	1,500.00	(1,258.21)	6,000.00
5145-02 Landscape Extras & Improvement - SC	6,603.25	500.00	(6,103.25)	7,696.58	1,500.00	(6,196.58)	6,000.00
5150-00 Irrigation Maint/ Repairs	10,235.26	7,500.00	(2,735.26)	15,993.06	22,500.00	6,506.94	90,000.00
5151-00 Irrigation Maint/ Repairs - SC	712.92	416.67	(296.25)	712.92	1,250.01	537.09	5,000.00
5152-00 Irrigation Maint/ Repairs - FC	-	416.67	416.67	1,065.13	1,250.01	184.88	5,000.00
5155-00 Fence Maintenance & Repair	3,692.87	3,333.33	(359.54)	10,668.87	9,999.99	(668.88)	40,000.00
5156-00 Fence Maintenance/Repair- FC	-	833.33	833.33	-	2,499.99	2,499.99	10,000.00
5157-00 Fence Maintenance/Repairs- SC	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
5160-00 Cleaning Services	1,996.94	2,083.33	86.39	7,944.34	6,249.99	(1,694.35)	25,000.00
5170-00 Site Signs	-	666.67	666.67	-	2,000.01	2,000.01	8,000.00
5175-00 Sign Maintenance	-	583.33	583.33	-	1,749.99	1,749.99	7,000.00
5180-00 Pest Control	-	1,083.33	1,083.33	2,004.61	3,249.99	1,245.38	13,000.00
5185-00 Holiday Decorating	-	2,833.33	2,833.33	-	8,499.99	8,499.99	34,000.00
Total General Maintenance	\$118,161.20	\$128,745.83	\$10,584.63	\$313,679.97	\$386,237.49	\$72,557.52	\$1,544,950.00
Utilities							
5220-00 Water / Sewer	5,683.52	15,000.00	9,316.48	16,261.80	45,000.00	28,738.20	180,000.00
5230-00 Streetlight Electric	22,579.41	20,000.00	(2,579.41)	42,727.54	60,000.00	17,272.46	240,000.00
5240-00 Telephone	903.20	1,166.67	263.47	3,071.94	3,500.01	428.07	14,000.00
5240-01 Telephone - FC	-	116.67	116.67	-	350.01	350.01	1,400.00
5240-02 Telephone - SC	-	100.00	100.00	-	300.00	300.00	1,200.00
5250-00 Gas Service	547.74	333.33	(214.41)	1,653.98	999.99	(653.99)	4,000.00
5260-00 Cable TV	109.54	133.33	23.79	308.68	399.99	91.31	1,600.00
5270-00 Trash Collection	375.65	425.00	49.35	1,508.46	1,275.00	(233.46)	5,100.00



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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Utilities	\$30,199.06	\$37,275.00	\$7,075.94	\$65,532.40	\$111,825.00	\$46,292.60	\$447,300.00
Administrative							
5310-00 General Administrative	\$1,266.66	\$4,166.67	\$2,900.01	\$13,860.69	\$12,500.01	(\$1,360.68)	\$50,000.00
5311-00 Meeting Expense	328.38	250.00	(78.38)	583.64	750.00	166.36	3,000.00
5325-00 Storage Fees	98.00	108.33	10.33	98.00	324.99	226.99	1,300.00
5335-00 Internet/Web Services	2,853.08	1,500.00	(1,353.08)	7,806.68	4,500.00	(3,306.68)	18,000.00
5360-00 Office Supplies	-	20.83	20.83	-	62.49	62.49	250.00
5370-00 Licenses/Fees/Permits	60.00	83.33	23.33	60.00	249.99	189.99	1,000.00
5380-00 Contributions/Donations	-	833.33	833.33	-	2,499.99	2,499.99	10,000.00
5390-00 Misc. Expenses	-	-	-	31.55	-	(31.55)	-
Total Administrative	\$4,606.12	\$6,962.49	\$2,356.37	\$22,440.56	\$20,887.47	(\$1,553.09)	\$83,550.00
Professional Services							
5402-00 Other Professional Services	-	83.33	83.33	-	249.99	249.99	1,000.00
5410-00 Management Fee	14,198.32	16,666.67	2,468.35	37,325.00	50,000.01	12,675.01	200,000.00
5420-00 Audit	-	625.00	625.00	-	1,875.00	1,875.00	7,500.00
5425-00 Tax Preparation	-	41.67	41.67	-	125.01	125.01	500.00
5430-00 Legal	422.50	1,250.00	827.50	1,885.00	3,750.00	1,865.00	15,000.00
5450-00 Pool/Rec. Ctr. Administration	1,995.00	2,083.33	88.33	5,985.00	6,249.99	264.99	25,000.00
Total Professional Services	\$16,615.82	\$20,750.00	\$4,134.18	\$45,195.00	\$62,250.00	\$17,055.00	\$249,000.00
Insurance & Taxes							
5540-00 Insurance Expense	18,823.79	5,000.00	(13,823.79)	28,276.44	15,000.00	(13,276.44)	60,000.00
5550-00 Taxes	4,009.64	750.00	(3,259.64)	4,009.64	2,250.00	(1,759.64)	9,000.00
Total Insurance & Taxes	\$22,833.43	\$5,750.00	(\$17,083.43)	\$32,286.08	\$17,250.00	(\$15,036.08)	\$69,000.00
Lake Maintenance							
5620-00 Lake Maintenance	2,647.40	1,500.00	(1,147.40)	6,287.32	4,500.00	(1,787.32)	18,000.00
5620-01 Lake Maintenance - FC	2,296.95	1,125.00	(1,171.95)	4,520.53	3,375.00	(1,145.53)	13,500.00
5620-02 Lake Maintenance - SC	1,682.63	1,125.00	(557.63)	3,573.28	3,375.00	(198.28)	13,500.00
5630-00 Lake Chemicals	-	250.00	250.00	-	750.00	750.00	3,000.00
5630-01 Lake Chemicals - FC	-	166.67	166.67	-	500.01	500.01	2,000.00
5630-02 Lake Chemicals - SC	-	166.67	166.67	-	500.01	500.01	2,000.00
5640-00 Lake Fountain Maint.	-	375.00	375.00	-	1,125.00	1,125.00	4,500.00
Total Lake Maintenance	\$6,626.98	\$4,708.34	(\$1,918.64)	\$14,381.13	\$14,125.02	(\$256.11)	\$56,500.00
Security Expense							
5750-00 Patrol Services	34,577.00	35,833.33	1,256.33	104,784.90	107,499.99	2,715.09	430,000.00
5760-00 Alarm Monitoring	-	37.50	37.50	-	112.50	112.50	450.00
5770-00 False Alarms	150.00	41.67	(108.33)	600.00	125.01	(474.99)	500.00
Total Security Expense	\$34,727.00	\$35,912.50	\$1,185.50	\$105,384.90	\$107,737.50	\$2,352.60	\$430,950.00
Committees							
5810-00 Community Events	333.42	3,750.00	3,416.58	4,115.04	11,250.00	7,134.96	45,000.00
5815-00 Tennis Coach Payments	5,469.00	1,000.00	(4,469.00)	7,444.00	3,000.00	(4,444.00)	12,000.00
5820-00 YOM & Christmas Decorations	17,234.27	416.67	(16,817.60)	17,234.27	1,250.01	(15,984.26)	5,000.00
5830-00 Parks and Trails Committee	650.00	-	(650.00)	650.00	-	(650.00)	-
5845-00 Crime Watch Committee	-	666.67	666.67	-	2,000.01	2,000.01	8,000.00
5855-00 Marketing Committee	-	833.33	833.33	4,029.94	2,499.99	(1,529.95)	10,000.00
5865-00 Welcome Committee	117.45	104.17	(13.28)	117.45	312.51	195.06	1,250.00
Total Committees	\$23,804.14	\$6,770.84	(\$17,033.30)	\$33,590.70	\$20,312.52	(\$13,278.18)	\$81,250.00
Entry Maintenance							
6010-01 Entry Gate Maintenance - FC	297.69	1,250.00	952.31	(11,563.56)	3,750.00	15,313.56	15,000.00
6010-02 Entry Gate Maintenance - SC	297.69	1,000.00	702.31	1,071.68	3,000.00	1,928.32	12,000.00
6020-00 Street Cleaning- FC	-	125.00	125.00	-	375.00	375.00	1,500.00
6030-00 Street Cleaning- SC	-	125.00	125.00	-	375.00	375.00	1,500.00
6050-01 Private Street Maintenance - FC	-	83.33	83.33	-	249.99	249.99	1,000.00
6050-02 Private Street Maintenance - SC	-	83.33	83.33	-	249.99	249.99	1,000.00
Total Entry Maintenance	\$595.38	\$2,666.66	\$2,071.28	(\$10,491.88)	\$7,999.98	\$18,491.86	\$32,000.00
Pool							
6125-00 Pool Maint/ Repair	3,904.35	6,250.00	2,345.65	31,870.50	18,750.00	(13,120.50)	75,000.00
6135-00 Pool Management	2,354.44	11,841.67	9,487.23	7,149.92	35,525.01	28,375.09	142,100.00
Total Pool	\$6,258.79	\$18,091.67	\$11,832.88	\$39,020.42	\$54,275.01	\$15,254.59	\$217,100.00



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Amenity Center							
6220-00 Electrical Repairs - Amenity Center	\$2,030.00	\$416.67	(\$1,613.33)	\$2,030.00	\$1,250.01	(\$779.99)	\$5,000.00
6225-00 Amenity Access Repairs	-	208.33	208.33	-	624.99	624.99	2,500.00
6230-00 Clubhouse Supplies	137.69	1,541.67	1,403.98	1,406.68	4,625.01	3,218.33	18,500.00
6235-00 Fitness Center Expense	753.92	2,083.33	1,329.41	3,115.61	6,249.99	3,134.38	25,000.00
6241-00 Key Fob Expense- FC	1,169.10	-	(1,169.10)	1,169.10	-	(1,169.10)	-
6250-00 Playground Repair & Maintenance	-	208.33	208.33	-	624.99	624.99	2,500.00
6255-00 Tennis Court Repair & Maintenance	-	833.33	833.33	748.68	2,499.99	1,751.31	10,000.00
Total Amenity Center	\$4,090.71	\$5,291.66	\$1,200.95	\$8,470.07	\$15,874.98	\$7,404.91	\$63,500.00
Other Expense							
6300-00 Transfer to Reserve	-	18,312.08	18,312.08	-	54,936.24	54,936.24	219,745.00
6300-01 Transfer to Reserve - FC	-	2,925.00	2,925.00	-	8,775.00	8,775.00	35,100.00
6300-02 Transfer to Reserve - SC	-	183.33	183.33	-	549.99	549.99	2,200.00
Total Other Expense	\$-	\$21,420.41	\$21,420.41	\$-	\$64,261.23	\$64,261.23	\$257,045.00
Total OPERATING EXPENSE	\$268,518.63	\$294,345.40	\$25,826.77	\$669,489.35	\$883,036.20	\$213,546.85	\$3,532,145.00
Net Income:	\$21,862.71	\$0.01	\$21,862.70	\$214,292.31	\$0.03	\$214,292.28	\$0.00



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Income							
4050-90 Interest Income - Reserve FC	\$7.69	\$-	\$7.69	\$24.10	\$-	\$24.10	\$-
4050-95 Interest Income - Reserve SC	2.02	-	2.02	6.90	-	6.90	-
4050-99 Interest Income - Reserve	2,073.08	-	2,073.08	5,915.72	-	5,915.72	-
Total Income	\$2,082.79	\$-	\$2,082.79	\$5,946.72	\$-	\$5,946.72	\$-
Income							
4236-90 Contribution to Reserves - FC	-	2,925.00	(2,925.00)	-	8,775.00	(8,775.00)	35,100.00
4236-95 Contribution to Reserves - SC	-	183.33	(183.33)	-	549.99	(549.99)	2,200.00
4236-99 Contribution To Reserves	-	18,312.08	(18,312.08)	-	54,936.24	(54,936.24)	219,745.00
Total Income	\$-	\$21,420.41	(\$21,420.41)	\$-	\$64,261.23	(\$64,261.23)	\$257,045.00
Total RESERVE INCOME	\$2,082.79	\$21,420.41	(\$19,337.62)	\$5,946.72	\$64,261.23	(\$58,314.51)	\$257,045.00
Net Reserve:	\$2,082.79	\$21,420.41	(\$19,337.62)	\$5,946.72	\$64,261.23	(\$58,314.51)	\$257,045.00



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: March 2020

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income													
4110-00 Maintenance Assessment	\$238,346.66	\$238,346.66	\$238,346.66	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$715,039.98
4111-01 Fairway Crossing Assessment	7,816.66	7,816.66	7,816.66	-	-	-	-	-	-	-	-	-	23,449.98
4111-02 Serrano Creek Assessment	4,200.00	4,200.00	4,200.00	-	-	-	-	-	-	-	-	-	12,600.00
4115-00 Pro-rated Assessment	-	1,950.05	-	-	-	-	-	-	-	-	-	-	1,950.05
4120-00 Builder Assessment	726.66	(245.38)	726.66	-	-	-	-	-	-	-	-	-	1,207.94
4135-00 Capital Improvement Fee	4,154.75	950.00	2,792.50	-	-	-	-	-	-	-	-	-	7,897.25
4210-00 Late Fee Income	958.86	22,159.52	7,009.61	-	-	-	-	-	-	-	-	-	30,127.99
4220-00 Fine Income	-	-	150.00	-	-	-	-	-	-	-	-	-	150.00
4230-00 Gate Entry Access Income	-	-	100.00	-	-	-	-	-	-	-	-	-	100.00
4230-02 Gate Entry Access Income - SC	100.00	-	-	-	-	-	-	-	-	-	-	-	100.00
4235-00 Amenity Access Income	200.00	-	25.00	-	-	-	-	-	-	-	-	-	225.00
4236-00 Clubhouse Rental and Cleaning	600.00	(250.00)	(320.00)	-	-	-	-	-	-	-	-	-	30.00
4237-00 Clubhouse Rental	450.00	400.00	800.00	-	-	-	-	-	-	-	-	-	1,650.00
4238-00 Clubhouse Rental - Officer Fee	320.00	-	-	-	-	-	-	-	-	-	-	-	320.00
4240-00 Security Reimbursement - WCID 96	27,979.60	27,979.60	27,979.60	-	-	-	-	-	-	-	-	-	83,938.80
4265-00 Tennis Income	169.32	4,070.70	754.65	-	-	-	-	-	-	-	-	-	4,994.67
Total Income	286,022.51	307,377.81	290,381.34	-	-	-	-	-	-	-	-	-	883,781.66
Total OPERATING INCOME	286,022.51	307,377.81	290,381.34	-	-	-	-	-	-	-	-	-	883,781.66
OPERATING EXPENSE													
General Maintenance													
5110-00 General Maint./Repairs	5,062.83	125.00	10,564.20	-	-	-	-	-	-	-	-	-	15,752.03
5110-01 General Maint./Repairs - FC	-	-	351.81	-	-	-	-	-	-	-	-	-	351.81
5110-02 General Maint./Repairs - SC	-	86.60	384.29	-	-	-	-	-	-	-	-	-	470.89
5111-00 Lighting Repair & Maintenance	-	-	935.00	-	-	-	-	-	-	-	-	-	935.00
5140-00 Landscape Maintenance Contract	76,454.88	79,854.88	76,454.88	-	-	-	-	-	-	-	-	-	232,764.64



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5145-00 Landscape Extras & Improvement	\$5,983.07	\$5,107.24	\$3,471.57	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$14,561.88
5145-01 Landscape Extras & Improvement - FC	-	-	2,758.21	-	-	-	-	-	-	-	-	-	2,758.21
5145-02 Landscape Extras & Improvement - SC	1,093.33	-	6,603.25	-	-	-	-	-	-	-	-	-	7,696.58
5150-00 Irrigation Maint/ Repairs	2,569.05	3,188.75	10,235.26	-	-	-	-	-	-	-	-	-	15,993.06
5151-00 Irrigation Maint/ Repairs - SC	-	-	712.92	-	-	-	-	-	-	-	-	-	712.92
5152-00 Irrigation Maint/ Repairs - FC	-	1,065.13	-	-	-	-	-	-	-	-	-	-	1,065.13
5155-00 Fence Maintenance & Repair	1,780.00	5,196.00	3,692.87	-	-	-	-	-	-	-	-	-	10,668.87
5160-00 Cleaning Services	1,338.47	4,608.93	1,996.94	-	-	-	-	-	-	-	-	-	7,944.34
5180-00 Pest Control	-	2,004.61	-	-	-	-	-	-	-	-	-	-	2,004.61
Total General	94,281.63	101,237.14	118,161.20	-	-	-	-	-	-	-	-	-	313,679.97
Maintenance													
Utilities													
5220-00 Water / Sewer	5,282.42	5,295.86	5,683.52	-	-	-	-	-	-	-	-	-	16,261.80
5230-00 Streetlight Electric	19,998.48	149.65	22,579.41	-	-	-	-	-	-	-	-	-	42,727.54
5240-00 Telephone	1,085.04	1,083.70	903.20	-	-	-	-	-	-	-	-	-	3,071.94
5250-00 Gas Service	505.93	600.31	547.74	-	-	-	-	-	-	-	-	-	1,653.98
5260-00 Cable TV	99.57	99.57	109.54	-	-	-	-	-	-	-	-	-	308.68
5270-00 Trash Collection	375.65	757.16	375.65	-	-	-	-	-	-	-	-	-	1,508.46
Total Utilities	27,347.09	7,986.25	30,199.06	-	-	-	-	-	-	-	-	-	65,532.40
Administrative													
5310-00 General Administrative	1,053.73	11,540.30	1,266.66	-	-	-	-	-	-	-	-	-	13,860.69
5311-00 Meeting Expense	15.00	240.26	328.38	-	-	-	-	-	-	-	-	-	583.64
5325-00 Storage Fees	-	-	98.00	-	-	-	-	-	-	-	-	-	98.00
5335-00 Internet/Web Services	3,558.53	1,395.07	2,853.08	-	-	-	-	-	-	-	-	-	7,806.68
5350-00 NSF- Processing Fee	17.98	(17.98)	-	-	-	-	-	-	-	-	-	-	-
5370-00 Licenses/Fees/Permits	-	-	60.00	-	-	-	-	-	-	-	-	-	60.00
5390-00 Misc. Expenses	31.55	-	-	-	-	-	-	-	-	-	-	-	31.55
Total Administrative	4,676.79	13,157.65	4,606.12	-	-	-	-	-	-	-	-	-	22,440.56
Professional Services													
5410-00 Management Fee	11,563.34	11,563.34	14,198.32	-	-	-	-	-	-	-	-	-	37,325.00
5430-00 Legal	1,040.00	422.50	422.50	-	-	-	-	-	-	-	-	-	1,885.00
5450-00 Pool/Rec. Ctr. Administration	1,995.00	1,995.00	1,995.00	-	-	-	-	-	-	-	-	-	5,985.00



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5710-00 Recoverable Legal	(\$457.18)	\$457.18	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Total Professional	14,141.16	14,438.02	16,615.82	-	-	-	-	-	-	-	-	-	45,195.00
Services													
Insurance & Taxes													
5540-00 Insurance Expense	4,660.04	4,792.61	18,823.79	-	-	-	-	-	-	-	-	-	28,276.44
5550-00 Taxes	-	-	4,009.64	-	-	-	-	-	-	-	-	-	4,009.64
Total Insurance & Taxes	4,660.04	4,792.61	22,833.43	-	-	-	-	-	-	-	-	-	32,286.08
Lake Maintenance													
5620-00 Lake Maintenance	1,761.45	1,878.47	2,647.40	-	-	-	-	-	-	-	-	-	6,287.32
5620-01 Lake Maintenance - FC	1,323.58	900.00	2,296.95	-	-	-	-	-	-	-	-	-	4,520.53
5620-02 Lake Maintenance - SC	881.45	1,009.20	1,682.63	-	-	-	-	-	-	-	-	-	3,573.28
Total Lake Maintenance	3,966.48	3,787.67	6,626.98	-	-	-	-	-	-	-	-	-	14,381.13
Security Expense													
5750-00 Patrol Services	34,926.29	35,281.61	34,577.00	-	-	-	-	-	-	-	-	-	104,784.90
5770-00 False Alarms	375.00	75.00	150.00	-	-	-	-	-	-	-	-	-	600.00
Total Security Expense	35,301.29	35,356.61	34,727.00	-	-	-	-	-	-	-	-	-	105,384.90
Committees													
5810-00 Community Events	3,770.81	10.81	333.42	-	-	-	-	-	-	-	-	-	4,115.04
5815-00 Tennis Coach	1,975.00	-	5,469.00	-	-	-	-	-	-	-	-	-	7,444.00
Payments													
5820-00 YOM & Christmas Decorations	-	-	17,234.27	-	-	-	-	-	-	-	-	-	17,234.27
5830-00 Parks and Trails Committee	-	-	650.00	-	-	-	-	-	-	-	-	-	650.00
5855-00 Marketing Committee	3,525.00	504.94	-	-	-	-	-	-	-	-	-	-	4,029.94
5865-00 Welcome Committee	-	-	117.45	-	-	-	-	-	-	-	-	-	117.45
Total Committees	9,270.81	515.75	23,804.14	-	-	-	-	-	-	-	-	-	33,590.70
Entry Maintenance													
6010-01 Entry Gate Maintenance - FC	297.69	(12,158.94)	297.69	-	-	-	-	-	-	-	-	-	(11,563.56)
6010-02 Entry Gate Maintenance - SC	476.30	297.69	297.69	-	-	-	-	-	-	-	-	-	1,071.68
Total Entry Maintenance	773.99	(11,861.25)	595.38	-	-	-	-	-	-	-	-	-	(10,491.88)
Pool													
6125-00 Pool Maint/ Repair	17,131.00	10,835.15	3,904.35	-	-	-	-	-	-	-	-	-	31,870.50
6135-00 Pool Management	2,441.04	2,354.44	2,354.44	-	-	-	-	-	-	-	-	-	7,149.92
Total Pool	19,572.04	13,189.59	6,258.79	-	-	-	-	-	-	-	-	-	39,020.42
Amenity Center													
6220-00 Electrical Repairs - Amenity Center	-	-	2,030.00	-	-	-	-	-	-	-	-	-	2,030.00
6230-00 Clubhouse Supplies	375.95	893.04	137.69	-	-	-	-	-	-	-	-	-	1,406.68



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6235-00 Fitness Center Expense	\$378.88	\$1,982.81	\$753.92	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$3,115.61
6241-00 Key Fob Expense-FC	-	-	1,169.10	-	-	-	-	-	-	-	-	-	1,169.10
6255-00 Tennis Court Repair & Maintenance	362.64	386.04	-	-	-	-	-	-	-	-	-	-	748.68
Total Amenity Center	1,117.47	3,261.89	4,090.71	-	-	-	-	-	-	-	-	-	8,470.07
Total OPERATING EXPENSE	215,108.79	185,861.93	268,518.63	-	-	-	-	-	-	-	-	-	669,489.35
Net Income:	70,913.72	121,515.88	21,862.71	-	-	-	-	-	-	-	-	-	214,292.31



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RESERVE INCOME													
Income													
4050-90 Interest Income - Reserve FC	\$8.82	\$7.59	\$7.69	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$24.10
4050-95 Interest Income - Reserve SC	2.59	2.29	2.02	-	-	-	-	-	-	-	-	-	6.90
4050-99 Interest Income - Reserve	1,084.86	2,757.78	2,073.08	-	-	-	-	-	-	-	-	-	5,915.72
Total Income	1,096.27	2,767.66	2,082.79	-	-	-	-	-	-	-	-	-	5,946.72
Total RESERVE INCOME	1,096.27	2,767.66	2,082.79	-	-	-	-	-	-	-	-	-	5,946.72
Net Reserve:	1,096.27	2,767.66	2,082.79	-	-	-	-	-	-	-	-	-	5,946.72