



Balance Sheet

Fall Creek Homeowners Association, Inc.
End Date: 08/31/2020

Date: 9/14/2020
Time: 3:18 pm
Page: 1

	Operating	Reserve	Total
Assets			
Current Assets			
Veritex Bank Operating	\$145,399.72	\$0.00	\$145,399.72
Veritex Bank Money Market	\$0.00	\$1.71	\$1.71
Veritex Bank Operating Fairway Crossing	\$119,900.68	\$0.00	\$119,900.68
Veritex Bank Reserve Fairway Crossing	\$0.00	\$42,591.98	\$42,591.98
Veritex Bank Operating Serrano Creek	\$38,218.83	\$0.00	\$38,218.83
Veritex Bank SC Reserve	\$0.00	\$8,030.97	\$8,030.97
Veritex Bank Social Committee Debit Card	\$6,283.59	\$0.00	\$6,283.59
Veritex Bank Tennis Team Operating	\$12,507.74	\$0.00	\$12,507.74
Pacific Premier Money Market	\$0.00	\$5,472.11	\$5,472.11
Pacific Premier ICS	\$0.00	\$309,152.29	\$309,152.29
Pacific Premier Operating Money Market	\$240,228.54	\$0.00	\$240,228.54
Pacific Premier Operating Money Market ICS	\$1,073,586.55	\$0.00	\$1,073,586.55
Alliance *6017 52w 1.25% CDARS	\$0.00	\$1,020,659.39	\$1,020,659.39
Alliance Capital Reserve	\$0.00	\$3,837.12	\$3,837.12
Alliance Fairway Crossing Reserve	\$0.00	\$3,814.83	\$3,814.83
Alliance Serrano Creek Reserve	\$0.00	\$3,831.20	\$3,831.20
AAB Capital Reserve 6m .40% 10/9/20 *5601 CD	\$0.00	\$105,203.60	\$105,203.60
AAB Fairway Crossing 6m .40% 10/9/20 *0945 CD	\$0.00	\$35,399.53	\$35,399.53
AAB Serrano Creek 6m .40% 10/9/2020 *2519 CD	\$0.00	\$90,383.10	\$90,383.10
AAB ICS Capital Reserve	\$0.00	\$100,544.37	\$100,544.37
AAB ICS Fairway Crossing Reserve	\$0.00	\$31,302.98	\$31,302.98
AAB ICS Serrano Creek Reserve	\$0.00	\$85,844.25	\$85,844.25
Total: Current Assets	\$1,636,125.65	\$1,846,069.43	\$3,482,195.08
Accounts Receivable			
Accounts Receivable	\$383,543.85	\$0.00	\$383,543.85
Allowance For Doubtful Accounts	(\$71,718.42)	\$0.00	(\$71,718.42)
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	\$1,716,673.70	\$1,716,673.70
Total: Accounts Receivable	\$544,523.76	\$1,718,478.65	\$2,263,002.41
Other Assets			
Prepaid Insurances	(\$1,743.30)	\$0.00	(\$1,743.30)
Prepaid Expenses	\$40,716.71	\$0.00	\$40,716.71
Total: Other Assets	\$38,973.41	\$0.00	\$38,973.41
Total: Assets	\$2,219,622.82	\$3,564,548.08	\$5,784,170.90
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$7,402.54	\$0.00	\$7,402.54
Accrued Expenses	\$508.48	\$0.00	\$508.48
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	\$1,716,673.70	\$0.00	\$1,716,673.70
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	\$956,293.44	\$0.00	\$956,293.44
Deferred Revenue - Fairway Crossing	\$31,266.72	\$0.00	\$31,266.72
Deferred Revenue - Serrano Creek	\$16,800.00	\$0.00	\$16,800.00
Fall Creek CSO - Enhancement Fee	\$86,086.21	\$0.00	\$86,086.21
Clubhouse Rental Deposits	\$550.00	\$0.00	\$550.00
Deposits - ARC	\$62,357.92	\$0.00	\$62,357.92
Prepaid Assessments	\$65,001.49	\$0.00	\$65,001.49
A/P Spectrum Collections	\$54,470.15	\$0.00	\$54,470.15



Balance Sheet
Fall Creek Homeowners Association, Inc.
End Date: 08/31/2020

Date: 9/14/2020
Time: 3:18 pm
Page: 2

	<u>Operating</u>	<u>Reserve</u>	<u>Total</u>
Total: Current Liabilities	\$3,231,913.93	\$0.00	\$3,231,913.93
Equity			
Retained Earnings - Operating Fund	(\$1,565,080.44)	\$0.00	(\$1,565,080.44)
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	(\$1,304,568.64)	\$3,554,671.88	\$2,250,103.24
Total Net Income Gain / Loss	\$292,277.53	\$9,876.20	\$302,153.73
Total: Liabilities & Equity	\$2,219,622.82	\$3,564,548.08	\$5,784,170.90



Income Statement
 Fall Creek Homeowners Association, Inc.
 08/31/2020

Date: 9/14/2020
 Time: 3:19 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	\$244.78	\$-	\$244.78	\$1,195.09	\$-	\$1,195.09	\$-
4110-00 Maintenance Assessment	238,346.66	239,890.83	(1,544.17)	1,908,436.65	1,919,126.64	(10,689.99)	2,878,690.00
4111-01 Fairway Crossing Assessment	7,816.66	7,875.00	(58.34)	62,533.28	63,000.00	(466.72)	94,500.00
4111-02 Serrano Creek Assessment	4,200.00	4,200.00	-	33,600.00	33,600.00	-	50,400.00
4115-00 Pro-rated Assessment	-	-	-	2,518.88	-	2,518.88	-
4117-00 Fall Creek Commercial/Comm Services - Shared	-	16,666.67	(16,666.67)	175,000.00	133,333.36	41,666.64	200,000.00
4120-00 Builder Assessment	1,746.66	-	1,746.66	4,748.13	-	4,748.13	-
4135-00 Capital Improvement Fee	5,238.75	-	5,238.75	23,558.50	-	23,558.50	-
4210-00 Late Fee Income	3,850.74	-	3,850.74	57,474.92	-	57,474.92	-
4220-00 Fine Income	150.00	-	150.00	750.00	-	750.00	-
4230-00 Gate Entry Access Income	-	-	-	400.00	-	400.00	-
4230-01 Gate Entry Access Income - FC	150.00	-	150.00	600.00	-	600.00	-
4230-02 Gate Entry Access Income - SC	-	-	-	250.00	-	250.00	-
4235-00 Amenity Access Income	150.00	291.67	(141.67)	1,010.00	2,333.36	(1,323.36)	3,500.00
4236-00 Clubhouse Rental and Cleaning	500.00	833.33	(333.33)	(820.00)	6,666.64	(7,486.64)	10,000.00
4237-00 Clubhouse Rental	450.00	833.33	(383.33)	1,600.00	6,666.64	(5,066.64)	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	223,836.80	223,836.64	0.16	335,755.00
4251-00 Allowance for Delinquent Assessments 5%	-	(5,225.00)	5,225.00	-	(41,800.00)	41,800.00	(62,700.00)
4253-00 Delinquent Assessments 5%- FC	-	-	-	(217.30)	-	(217.30)	-
4265-00 Tennis Income	2,122.89	1,000.00	1,122.89	9,567.29	8,000.00	1,567.29	12,000.00
Total Income	\$292,946.74	\$294,345.41	(\$1,398.67)	\$2,506,362.24	\$2,354,763.28	\$151,598.96	\$3,532,145.00
Total OPERATING INCOME	\$292,946.74	\$294,345.41	(\$1,398.67)	\$2,506,362.24	\$2,354,763.28	\$151,598.96	\$3,532,145.00
OPERATING EXPENSE							
General Maintenance							
5110-00 General Maint./Repairs	5,675.87	7,500.00	1,824.13	57,829.27	60,000.00	2,170.73	90,000.00
5110-01 General Maint./Repairs - FC	358.85	416.67	57.82	1,560.66	3,333.36	1,772.70	5,000.00
5110-02 General Maint./Repairs - SC	303.64	83.33	(220.31)	1,034.33	666.64	(367.69)	1,000.00
5111-00 Lighting Repair & Maintenance	-	2,291.67	2,291.67	10,104.83	18,333.36	8,228.53	27,500.00
5140-00 Landscape Maintenance Contract	85,604.79	76,454.17	(9,150.62)	662,513.28	611,633.36	(50,879.92)	917,450.00
5145-00 Landscape Extras & Improvement	78,345.19	20,833.33	(57,511.86)	167,835.58	166,666.64	(1,168.94)	250,000.00
5145-01 Landscape Extras & Improvement - FC	838.94	500.00	(338.94)	5,565.92	4,000.00	(1,565.92)	6,000.00
5145-02 Landscape Extras & Improvement - SC	-	500.00	500.00	12,586.95	4,000.00	(8,586.95)	6,000.00
5150-00 Irrigation Maint/ Repairs	3,194.30	7,500.00	4,305.70	45,339.72	60,000.00	14,660.28	90,000.00
5151-00 Irrigation Maint/ Repairs - SC	811.35	416.67	(394.68)	3,491.63	3,333.36	(158.27)	5,000.00
5152-00 Irrigation Maint/ Repairs - FC	862.87	416.67	(446.20)	2,790.44	3,333.36	542.92	5,000.00
5155-00 Fence Maintenance & Repair	12,270.00	3,333.33	(8,936.67)	31,629.14	26,666.64	(4,962.50)	40,000.00
5156-00 Fence Maintenance/Repair- FC	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
5157-00 Fence Maintenance/Repairs- SC	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
5160-00 Cleaning Services	1,230.00	2,083.33	853.33	15,988.57	16,666.64	678.07	25,000.00
5170-00 Site Signs	-	666.67	666.67	-	5,333.36	5,333.36	8,000.00
5175-00 Sign Maintenance	-	583.33	583.33	-	4,666.64	4,666.64	7,000.00
5180-00 Pest Control	1,618.38	1,083.33	(535.05)	7,491.22	8,666.64	1,175.42	13,000.00
5185-00 Holiday Decorating	-	2,833.33	2,833.33	-	22,666.64	22,666.64	34,000.00
Total General Maintenance	\$191,114.18	\$128,745.83	(\$62,368.35)	\$1,025,761.54	\$1,029,966.64	\$4,205.10	\$1,544,950.00
Utilities							
5220-00 Water / Sewer	32,172.69	15,000.00	(17,172.69)	107,990.34	120,000.00	12,009.66	180,000.00
5230-00 Streetlight Electric	17,688.99	20,000.00	2,311.01	135,219.37	160,000.00	24,780.63	240,000.00
5240-00 Telephone	(4,682.00)	1,166.67	5,848.67	3,275.75	9,333.36	6,057.61	14,000.00
5240-01 Telephone - FC	2,602.46	116.67	(2,485.79)	2,602.46	933.36	(1,669.10)	1,400.00
5240-02 Telephone - SC	3,197.46	100.00	(3,097.46)	3,197.46	800.00	(2,397.46)	1,200.00



Income Statement
 Fall Creek Homeowners Association, Inc.
 08/31/2020

Date: 9/14/2020
 Time: 3:19 pm
 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5250-00 Gas Service	\$43.50	\$333.33	\$289.83	\$2,252.88	\$2,666.64	\$413.76	\$4,000.00
5260-00 Cable TV	106.75	133.33	26.58	823.68	1,066.64	242.96	1,600.00
5270-00 Trash Collection	358.23	425.00	66.77	3,285.06	3,400.00	114.94	5,100.00
Total Utilities	\$51,488.08	\$37,275.00	(\$14,213.08)	\$258,647.00	\$298,200.00	\$39,553.00	\$447,300.00
Administrative							
5300-00 Interest Expense	-	-	-	65.40	-	(65.40)	-
5310-00 General Administrative	3,086.68	4,166.67	1,079.99	23,603.94	33,333.36	9,729.42	50,000.00
5311-00 Meeting Expense	662.97	250.00	(412.97)	1,978.63	2,000.00	21.37	3,000.00
5325-00 Storage Fees	-	108.33	108.33	1,470.00	866.64	(603.36)	1,300.00
5335-00 Internet/Web Services	2,976.11	1,500.00	(1,476.11)	23,494.00	12,000.00	(11,494.00)	18,000.00
5360-00 Office Supplies	-	20.83	20.83	-	166.64	166.64	250.00
5370-00 Licenses/Fees/Permits	-	83.33	83.33	180.00	666.64	486.64	1,000.00
5380-00 Contributions/Donations	-	833.33	833.33	6,720.00	6,666.64	(53.36)	10,000.00
5390-00 Misc. Expenses	-	-	-	31.55	-	(31.55)	-
Total Administrative	\$6,725.76	\$6,962.49	\$236.73	\$57,543.52	\$55,699.92	(\$1,843.60)	\$83,550.00
Professional Services							
5402-00 Other Professional Services	-	83.33	83.33	-	666.64	666.64	1,000.00
5410-00 Management Fee	14,057.02	16,666.67	2,609.65	102,336.14	133,333.36	30,997.22	200,000.00
5420-00 Audit	6,100.00	625.00	(5,475.00)	6,100.00	5,000.00	(1,100.00)	7,500.00
5425-00 Tax Preparation	-	41.67	41.67	-	333.36	333.36	500.00
5430-00 Legal	2,529.23	1,250.00	(1,279.23)	8,704.23	10,000.00	1,295.77	15,000.00
5450-00 Pool/Rec. Ctr. Administration	1,995.00	2,083.33	88.33	15,960.00	16,666.64	706.64	25,000.00
Total Professional Services	\$24,681.25	\$20,750.00	(\$3,931.25)	\$133,100.37	\$166,000.00	\$32,899.63	\$249,000.00
Insurance & Taxes							
5540-00 Insurance Expense	17,435.98	5,000.00	(12,435.98)	132,892.32	40,000.00	(92,892.32)	60,000.00
5550-00 Taxes	-	750.00	750.00	4,013.42	6,000.00	1,986.58	9,000.00
Total Insurance & Taxes	\$17,435.98	\$5,750.00	(\$11,685.98)	\$136,905.74	\$46,000.00	(\$90,905.74)	\$69,000.00
Lake Maintenance							
5620-00 Lake Maintenance	2,409.73	1,500.00	(909.73)	18,060.40	12,000.00	(6,060.40)	18,000.00
5620-01 Lake Maintenance - FC	1,637.63	1,125.00	(512.63)	12,103.54	9,000.00	(3,103.54)	13,500.00
5620-02 Lake Maintenance - SC	1,543.97	1,125.00	(418.97)	8,366.28	9,000.00	633.72	13,500.00
5630-00 Lake Chemicals	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
5630-01 Lake Chemicals - FC	-	166.67	166.67	17.38	1,333.36	1,315.98	2,000.00
5630-02 Lake Chemicals - SC	-	166.67	166.67	272.80	1,333.36	1,060.56	2,000.00
5640-00 Lake Fountain Maint.	-	375.00	375.00	-	3,000.00	3,000.00	4,500.00
Total Lake Maintenance	\$5,591.33	\$4,708.34	(\$882.99)	\$38,820.40	\$37,666.72	(\$1,153.68)	\$56,500.00
Security Expense							
5750-00 Patrol Services	36,277.00	35,833.33	(443.67)	288,029.90	286,666.64	(1,363.26)	430,000.00
5760-00 Alarm Monitoring	-	37.50	37.50	-	300.00	300.00	450.00
5770-00 False Alarms	-	41.67	41.67	1,135.00	333.36	(801.64)	500.00
Total Security Expense	\$36,277.00	\$35,912.50	(\$364.50)	\$289,164.90	\$287,300.00	(\$1,864.90)	\$430,950.00
Committees							
5810-00 Community Events	1,995.11	3,750.00	1,754.89	6,450.98	30,000.00	23,549.02	45,000.00
5815-00 Tennis Coach Payments	1,100.00	1,000.00	(100.00)	8,544.00	8,000.00	(544.00)	12,000.00
5820-00 YOM & Christmas Decorations	-	416.67	416.67	17,896.27	3,333.36	(14,562.91)	5,000.00
5830-00 Parks and Trails Committee	137,550.94	-	(137,550.94)	24,322.72	-	(24,322.72)	-
5845-00 Crime Watch Committee	-	666.67	666.67	192.69	5,333.36	5,140.67	8,000.00
5855-00 Marketing Committee	319.80	833.33	513.53	4,349.74	6,666.64	2,316.90	10,000.00
5865-00 Welcome Committee	-	104.17	104.17	117.45	833.36	715.91	1,250.00
Total Committees	\$140,965.85	\$6,770.84	(\$134,195.01)	\$61,873.85	\$54,166.72	(\$7,707.13)	\$81,250.00
Entry Maintenance							
6010-01 Entry Gate Maintenance - FC	(18,142.14)	1,250.00	19,392.14	(27,931.68)	10,000.00	37,931.68	15,000.00
6010-02 Entry Gate Maintenance - SC	595.38	1,000.00	404.62	2,857.82	8,000.00	5,142.18	12,000.00
6020-00 Street Cleaning- FC	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
6030-00 Street Cleaning- SC	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
6050-01 Private Street Maintenance - FC	-	83.33	83.33	-	666.64	666.64	1,000.00
6050-02 Private Street Maintenance - SC	-	83.33	83.33	-	666.64	666.64	1,000.00
Total Entry Maintenance	(\$17,546.76)	\$2,666.66	\$20,213.42	(\$25,073.86)	\$21,333.28	\$46,407.14	\$32,000.00
Pool							



Income Statement
 Fall Creek Homeowners Association, Inc.
 08/31/2020

Date: 9/14/2020
 Time: 3:19 pm
 Page: 3

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6125-00 Pool Maint/ Repair	\$16,290.93	\$6,250.00	(\$10,040.93)	\$70,123.45	\$50,000.00	(\$20,123.45)	\$75,000.00
6135-00 Pool Management	32,957.54	11,841.67	(21,115.87)	152,738.37	94,733.36	(58,005.01)	142,100.00
Total Pool	\$49,248.47	\$18,091.67	(\$31,156.80)	\$222,861.82	\$144,733.36	(\$78,128.46)	\$217,100.00
Amenity Center							
6220-00 Electrical Repairs - Amenity Center	-	416.67	416.67	2,030.00	3,333.36	1,303.36	5,000.00
6225-00 Amenity Access Repairs	-	208.33	208.33	857.75	1,666.64	808.89	2,500.00
6230-00 Clubhouse Supplies	562.81	1,541.67	978.86	3,619.80	12,333.36	8,713.56	18,500.00
6235-00 Fitness Center Expense	428.97	2,083.33	1,654.36	4,758.76	16,666.64	11,907.88	25,000.00
6241-00 Key Fob Expense- FC	-	-	-	1,169.10	-	(1,169.10)	-
6250-00 Playground Repair & Maintenance	-	208.33	208.33	-	1,666.64	1,666.64	2,500.00
6255-00 Tennis Court Repair & Maintenance	919.40	833.33	(86.07)	2,044.02	6,666.64	4,622.62	10,000.00
Total Amenity Center	\$1,911.18	\$5,291.66	\$3,380.48	\$14,479.43	\$42,333.28	\$27,853.85	\$63,500.00
Other Expense							
6300-00 Transfer to Reserve	-	18,312.08	18,312.08	-	146,496.64	146,496.64	219,745.00
6300-01 Transfer to Reserve - FC	-	2,925.00	2,925.00	-	23,400.00	23,400.00	35,100.00
6300-02 Transfer to Reserve - SC	-	183.33	183.33	-	1,466.64	1,466.64	2,200.00
Total Other Expense	\$-	\$21,420.41	\$21,420.41	\$-	\$171,363.28	\$171,363.28	\$257,045.00
Total OPERATING EXPENSE	\$507,892.32	\$294,345.40	(\$213,546.92)	\$2,214,084.71	\$2,354,763.20	\$140,678.49	\$3,532,145.00
Net Income:	(\$214,945.58)	\$0.01	(\$214,945.59)	\$292,277.53	\$0.08	\$292,277.45	\$0.00



Income Statement
 Fall Creek Homeowners Association, Inc.
 08/31/2020

Date: 9/14/2020
 Time: 3:19 pm
 Page: 4

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Income							
4050-90 Interest Income - Reserve FC	\$7.09	\$-	\$7.09	\$61.39	\$-	\$61.39	\$-
4050-95 Interest Income - Reserve SC	1.59	-	1.59	15.23	-	15.23	-
4050-99 Interest Income - Reserve	713.55	-	713.55	9,799.58	-	9,799.58	-
Total Income	\$722.23	\$-	\$722.23	\$9,876.20	\$-	\$9,876.20	\$-
Income							
4236-90 Contribution to Reserves - FC	-	2,925.00	(2,925.00)	-	23,400.00	(23,400.00)	35,100.00
4236-95 Contribution to Reserves - SC	-	183.33	(183.33)	-	1,466.64	(1,466.64)	2,200.00
4236-99 Contribution To Reserves	-	18,312.08	(18,312.08)	-	146,496.64	(146,496.64)	219,745.00
Total Income	\$-	\$21,420.41	(\$21,420.41)	\$-	\$171,363.28	(\$171,363.28)	\$257,045.00
Total RESERVE INCOME	\$722.23	\$21,420.41	(\$20,698.18)	\$9,876.20	\$171,363.28	(\$161,487.08)	\$257,045.00
Net Reserve:	\$722.23	\$21,420.41	(\$20,698.18)	\$9,876.20	\$171,363.28	(\$161,487.08)	\$257,045.00



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: August 2020

Date: 9/14/2020
 Time: 3:19 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	\$-	\$-	\$-	\$51.03	\$317.68	\$296.29	\$285.31	\$244.78	\$-	\$-	\$-	\$-	\$1,195.09
4110-00 Maintenance Assessment	238,346.66	238,346.66	238,346.66	240,010.03	238,346.66	238,346.66	238,346.66	238,346.66	-	-	-	-	1,908,436.65
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	-	-	-	-	62,533.28
4111-02 Serrano Creek Assessment	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	-	-	-	-	33,600.00
4115-00 Pro-rated Assessment	-	1,950.05	-	-	-	-	568.83	-	-	-	-	-	2,518.88
4117-00 Fall Creek Commercial/Comm Services - Shared	-	-	-	75,000.00	-	100,000.00	-	-	-	-	-	-	175,000.00
4120-00 Builder Assessment	726.66	(245.38)	726.66	(102.04)	726.66	726.66	442.25	1,746.66	-	-	-	-	4,748.13
4135-00 Capital Improvement Fee	4,154.75	950.00	2,792.50	3,870.00	-	855.00	5,697.50	5,238.75	-	-	-	-	23,558.50
4210-00 Late Fee Income	958.86	22,159.52	7,009.61	7,290.00	7,030.89	5,353.67	3,821.63	3,850.74	-	-	-	-	57,474.92
4220-00 Fine Income	-	-	150.00	-	50.00	100.00	300.00	150.00	-	-	-	-	750.00
4230-00 Gate Entry Access Income	-	-	100.00	-	-	300.00	-	-	-	-	-	-	400.00
4230-01 Gate Entry Access Income - FC	-	-	-	-	-	350.00	100.00	150.00	-	-	-	-	600.00
4230-02 Gate Entry Access Income - SC	100.00	-	-	-	-	-	150.00	-	-	-	-	-	250.00
4235-00 Amenity Access Income	200.00	-	25.00	-	-	150.00	485.00	150.00	-	-	-	-	1,010.00
4236-00 Clubhouse Rental and Cleaning	600.00	(250.00)	(320.00)	-	(900.00)	-	(450.00)	500.00	-	-	-	-	(820.00)
4237-00 Clubhouse Rental	450.00	400.00	800.00	-	-	-	(500.00)	450.00	-	-	-	-	1,600.00
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	27,979.60	27,979.60	27,979.60	27,979.60	27,979.60	-	-	-	-	223,836.80
4253-00 Delinquent Assessments 5%- FC	-	-	-	-	-	-	(217.30)	-	-	-	-	-	(217.30)
4265-00 Tennis Income	169.32	4,070.70	754.65	-	-	-	2,449.73	2,122.89	-	-	-	-	9,567.29
Total Income	286,022.51	307,377.81	290,381.34	366,115.28	285,568.15	386,474.54	291,475.87	292,946.74	-	-	-	-	2,506,362.24
Total OPERATING INCOME	286,022.51	307,377.81	290,381.34	366,115.28	285,568.15	386,474.54	291,475.87	292,946.74	-	-	-	-	2,506,362.24
OPERATING EXPENSE													
General Maintenance													
5110-00 General Maint./Repairs	5,062.83	125.00	10,564.20	16,972.86	3,714.21	8,989.25	6,725.05	5,675.87	-	-	-	-	57,829.27



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: August 2020

Date: 9/14/2020
 Time: 3:19 pm
 Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
5110-01 General	\$-	\$-	\$351.81	\$850.00	\$-	\$-	\$-	\$358.85	\$-	\$-	\$-	\$-	\$1,560.66
Maint./Repairs - FC													
5110-02 General	-	86.60	384.29	86.60	86.60	86.60	-	303.64	-	-	-	-	1,034.33
Maint./Repairs - SC													
5111-00 Lighting Repair & Maintenance	-	-	935.00	8,582.33	587.50	-	-	-	-	-	-	-	10,104.83
5140-00 Landscape Maintenance Contract	76,454.88	79,854.88	76,454.88	85,809.65	85,604.79	85,604.79	87,124.62	85,604.79	-	-	-	-	662,513.28
5145-00 Landscape Extras & Improvement	5,983.07	5,107.24	3,471.57	25,192.69	19,057.96	10,951.52	19,726.34	78,345.19	-	-	-	-	167,835.58
5145-01 Landscape Extras & Improvement - FC	-	-	2,758.21	1,118.77	-	850.00	-	838.94	-	-	-	-	5,565.92
5145-02 Landscape Extras & Improvement - SC	1,093.33	-	6,603.25	-	4,890.37	-	-	-	-	-	-	-	12,586.95
5150-00 Irrigation Maint/Repairs	2,569.05	3,188.75	10,235.26	1,994.71	8,072.25	14,502.85	1,582.55	3,194.30	-	-	-	-	45,339.72
5151-00 Irrigation Maint/Repairs - SC	-	-	712.92	-	910.24	1,057.12	-	811.35	-	-	-	-	3,491.63
5152-00 Irrigation Maint/Repairs - FC	-	1,065.13	-	-	-	862.44	-	862.87	-	-	-	-	2,790.44
5155-00 Fence Maintenance & Repair	1,780.00	5,196.00	3,692.87	-	-	8,690.27	-	12,270.00	-	-	-	-	31,629.14
5160-00 Cleaning Services	1,338.47	4,608.93	1,996.94	445.00	2,513.82	445.00	3,410.41	1,230.00	-	-	-	-	15,988.57
5180-00 Pest Control	-	2,004.61	-	992.66	992.66	1,202.68	680.23	1,618.38	-	-	-	-	7,491.22
Total General	94,281.63	101,237.14	118,161.20	142,045.27	126,430.40	133,242.52	119,249.20	191,114.18	-	-	-	-	1,025,761.54
Maintenance													
Utilities													
5220-00 Water / Sewer	5,282.42	5,295.86	5,683.52	7,222.84	13,355.79	16,761.57	22,215.65	32,172.69	-	-	-	-	107,990.34
5230-00 Streetlight Electric	19,998.48	149.65	22,579.41	19,905.34	19,938.06	17,344.30	17,615.14	17,688.99	-	-	-	-	135,219.37
5240-00 Telephone	1,085.04	1,083.70	903.20	1,346.71	1,091.17	1,346.15	1,101.78	(4,682.00)	-	-	-	-	3,275.75
5240-01 Telephone - FC	-	-	-	-	-	-	-	2,602.46	-	-	-	-	2,602.46
5240-02 Telephone - SC	-	-	-	-	-	-	-	3,197.46	-	-	-	-	3,197.46
5250-00 Gas Service	505.93	600.31	547.74	426.31	43.83	40.62	44.64	43.50	-	-	-	-	2,252.88
5260-00 Cable TV	99.57	99.57	109.54	99.57	99.57	99.57	109.54	106.75	-	-	-	-	823.68
5270-00 Trash Collection	375.65	757.16	375.65	342.05	362.52	358.39	355.41	358.23	-	-	-	-	3,285.06
Total Utilities	27,347.09	7,986.25	30,199.06	29,342.82	34,890.94	35,950.60	41,442.16	51,488.08	-	-	-	-	258,647.00
Administrative													
5300-00 Interest Expense	-	-	-	-	-	-	65.40	-	-	-	-	-	65.40
5310-00 General Administrative	1,053.73	11,540.30	1,266.66	952.76	1,172.85	2,952.33	1,578.63	3,086.68	-	-	-	-	23,603.94
5311-00 Meeting Expense	15.00	240.26	328.38	-	-	468.43	263.59	662.97	-	-	-	-	1,978.63
5325-00 Storage Fees	-	-	98.00	98.00	-	-	1,274.00	-	-	-	-	-	1,470.00
5335-00 Internet/Web Services	3,558.53	1,395.07	2,853.08	3,511.75	3,204.01	1,780.51	4,214.94	2,976.11	-	-	-	-	23,494.00



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: August 2020

Date: 9/14/2020
 Time: 3:19 pm
 Page: 3

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
5350-00 NSF- Processing Fee	\$17.98	(\$17.98)	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
5370-00 Licenses/Fees/Permits	-	-	60.00	-	120.00	-	-	-	-	-	-	-	180.00
5380-00 Contributions/Donations	-	-	-	-	6,720.00	-	-	-	-	-	-	-	6,720.00
5390-00 Misc. Expenses	31.55	-	-	-	-	-	-	-	-	-	-	-	31.55
5740-00 Recoverable Collections	-	-	-	60.00	-	(60.00)	-	-	-	-	-	-	-
Total Administrative	4,676.79	13,157.65	4,606.12	4,622.51	11,216.86	5,141.27	7,396.56	6,725.76	-	-	-	-	57,543.52
Professional Services													
5410-00 Management Fee	11,563.34	11,563.34	14,198.32	13,504.32	11,698.32	11,698.32	14,053.16	14,057.02	-	-	-	-	102,336.14
5420-00 Audit	-	-	-	-	-	-	-	6,100.00	-	-	-	-	6,100.00
5430-00 Legal	1,040.00	422.50	422.50	65.00	-	2,795.00	1,430.00	2,529.23	-	-	-	-	8,704.23
5450-00 Pool/Rec. Ctr. Administration	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	-	-	-	-	15,960.00
5710-00 Recoverable Legal	(457.18)	457.18	-	-	-	-	-	-	-	-	-	-	-
Total Professional Services	14,141.16	14,438.02	16,615.82	15,564.32	13,693.32	16,488.32	17,478.16	24,681.25	-	-	-	-	133,100.37
Insurance & Taxes													
5540-00 Insurance Expense	4,660.04	4,792.61	36,259.77	17,435.98	17,435.98	17,435.98	17,435.98	17,435.98	-	-	-	-	132,892.32
5550-00 Taxes	-	-	4,009.64	0.84	2.94	-	-	-	-	-	-	-	4,013.42
Total Insurance & Taxes	4,660.04	4,792.61	40,269.41	17,436.82	17,438.92	17,435.98	17,435.98	17,435.98	-	-	-	-	136,905.74
Lake Maintenance													
5620-00 Lake Maintenance	1,761.45	1,878.47	2,647.40	1,200.00	2,063.64	1,469.28	4,630.43	2,409.73	-	-	-	-	18,060.40
5620-01 Lake Maintenance - FC	1,323.58	900.00	2,296.95	1,171.27	2,505.68	928.75	1,339.68	1,637.63	-	-	-	-	12,103.54
5620-02 Lake Maintenance - SC	881.45	1,009.20	1,682.63	600.00	1,009.20	736.40	903.43	1,543.97	-	-	-	-	8,366.28
5630-01 Lake Chemicals - FC	-	-	-	-	-	17.38	-	-	-	-	-	-	17.38
5630-02 Lake Chemicals - SC	-	-	-	-	-	272.80	-	-	-	-	-	-	272.80
Total Lake Maintenance	3,966.48	3,787.67	6,626.98	2,971.27	5,578.52	3,424.61	6,873.54	5,591.33	-	-	-	-	38,820.40
Security Expense													
5750-00 Patrol Services	34,926.29	35,281.61	34,577.00	34,577.00	34,577.00	41,537.00	36,277.00	36,277.00	-	-	-	-	288,029.90
5770-00 False Alarms	375.00	75.00	150.00	225.00	235.00	75.00	-	-	-	-	-	-	1,135.00
Total Security Expense	35,301.29	35,356.61	34,727.00	34,802.00	34,812.00	41,612.00	36,277.00	36,277.00	-	-	-	-	289,164.90
Committees													
5810-00 Community Events	3,770.81	10.81	333.42	308.40	10.81	10.81	10.81	1,995.11	-	-	-	-	6,450.98
5815-00 Tennis Coach	1,975.00	-	5,469.00	-	-	-	-	1,100.00	-	-	-	-	8,544.00
5820-00 YOM & Christmas Decorations	-	-	17,234.27	-	662.00	-	-	-	-	-	-	-	17,896.27
5830-00 Parks and Trails Committee	-	-	650.00	2,286.43	2,807.50	(119,577.50)	605.35	137,550.94	-	-	-	-	24,322.72



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: August 2020

Date: 9/14/2020
 Time: 3:19 pm
 Page: 4

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
5845-00 Crime Watch Committee	\$-	\$-	\$-	\$-	\$-	\$-	\$192.69	\$-	\$-	\$-	\$-	\$-	\$192.69
5855-00 Marketing Committee	3,525.00	504.94	-	-	-	-	-	319.80	-	-	-	-	4,349.74
5865-00 Welcome Committee	-	-	117.45	-	-	-	-	-	-	-	-	-	117.45
Total Committees	9,270.81	515.75	23,804.14	2,594.83	3,480.31	(119,566.69)	808.85	140,965.85	-	-	-	-	61,873.85
Entry Maintenance													
6010-01 Entry Gate Maintenance - FC	297.69	(12,158.94)	297.69	368.05	595.38	393.82	416.77	(18,142.14)	-	-	-	-	(27,931.68)
6010-02 Entry Gate Maintenance - SC	476.30	297.69	297.69	297.69	595.38	-	297.69	595.38	-	-	-	-	2,857.82
Total Entry Maintenance	773.99	(11,861.25)	595.38	665.74	1,190.76	393.82	714.46	(17,546.76)	-	-	-	-	(25,073.86)
Pool													
6125-00 Pool Maint/ Repair	17,131.00	10,835.15	3,904.35	14,060.00	3,626.57	2,197.37	2,078.08	16,290.93	-	-	-	-	70,123.45
6135-00 Pool Management	2,441.04	2,354.44	2,354.44	7,135.62	22,466.81	41,470.94	41,557.54	32,957.54	-	-	-	-	152,738.37
Total Pool	19,572.04	13,189.59	6,258.79	21,195.62	26,093.38	43,668.31	43,635.62	49,248.47	-	-	-	-	222,861.82
Amenity Center													
6220-00 Electrical Repairs - Amenity Center	-	-	2,030.00	-	-	-	-	-	-	-	-	-	2,030.00
6225-00 Amenity Access Repairs	-	-	-	-	857.75	-	-	-	-	-	-	-	857.75
6230-00 Clubhouse Supplies	375.95	893.04	137.69	-	539.29	950.64	160.38	562.81	-	-	-	-	3,619.80
6235-00 Fitness Center Expense	378.88	1,982.81	753.92	378.88	676.32	69.69	89.29	428.97	-	-	-	-	4,758.76
6241-00 Key Fob Expense-FC	-	-	1,169.10	-	-	-	-	-	-	-	-	-	1,169.10
6255-00 Tennis Court Repair & Maintenance	362.64	386.04	-	198.10	-	177.84	-	919.40	-	-	-	-	2,044.02
Total Amenity Center	1,117.47	3,261.89	4,090.71	576.98	2,073.36	1,198.17	249.67	1,911.18	-	-	-	-	14,479.43
Total OPERATING EXPENSE	215,108.79	185,861.93	285,954.61	271,818.18	276,898.77	178,988.91	291,561.20	507,892.32	-	-	-	-	2,214,084.71
Net Income:	70,913.72	121,515.88	4,426.73	94,297.10	8,669.38	207,485.63	(85.33)	(214,945.58)	-	-	-	-	292,277.53



Income Statement Summary - Reserve
 Fall Creek Homeowners Association, Inc.
 Fiscal Period: August 2020

Date: 9/14/2020
 Time: 3:19 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	\$8.82	\$7.59	\$7.69	\$7.31	\$7.56	\$7.31	\$8.02	\$7.09	\$-	\$-	\$-	\$-	\$61.39
4050-95 Interest Income - Reserve SC	2.59	2.29	2.02	1.64	1.69	1.63	1.78	1.59	-	-	-	-	15.23
4050-99 Interest Income - Reserve	1,084.86	2,757.78	2,073.08	625.83	(25.72)	1,302.94	1,267.26	713.55	-	-	-	-	9,799.58
Total Income	1,096.27	2,767.66	2,082.79	634.78	(16.47)	1,311.88	1,277.06	722.23	-	-	-	-	9,876.20
Total RESERVE INCOME	1,096.27	2,767.66	2,082.79	634.78	(16.47)	1,311.88	1,277.06	722.23	-	-	-	-	9,876.20
Net Reserve:	1,096.27	2,767.66	2,082.79	634.78	(16.47)	1,311.88	1,277.06	722.23	-	-	-	-	9,876.20