



Balance Sheet
 Fall Creek Homeowners Association, Inc.
 End Date: 12/31/2020

Date: 1/15/2021
 Time: 11:48 am
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Assets	Operating	Reserve	Total
Current Assets			
Veritex Bank Operating	\$358,148.74	\$0.00	\$358,148.74
Veritex Bank Money Market	\$0.00	\$1.71	\$1.71
Veritex Bank Operating Fairway Crossing	\$13,710.02	\$0.00	\$13,710.02
Veritex Bank Reserve Fairway Crossing	\$0.00	\$42,620.46	\$42,620.46
Veritex Bank Operating Serrano Creek	\$10,128.88	\$0.00	\$10,128.88
Veritex Bank SC Reserve	\$0.00	\$8,036.34	\$8,036.34
Veritex Bank Social Committee Debit Card	\$1,791.28	\$0.00	\$1,791.28
Veritex Bank Tennis Team Operating	\$11,793.90	\$0.00	\$11,793.90
Pacific Premier Money Market	\$0.00	\$5,532.37	\$5,532.37
Pacific Premier ICS	\$0.00	\$727,430.92	\$727,430.92
Pacific Premier Operating Money Market	\$440,364.14	\$0.00	\$440,364.14
Pacific Premier Operating Money Market ICS	\$466,809.84	\$0.00	\$466,809.84
Alliance *6017 52w 1.25% CDARS	\$0.00	\$1,022,708.27	\$1,022,708.27
Alliance Capital Reserve	\$0.00	\$3,838.40	\$3,838.40
Alliance Fairway Crossing Reserve	\$0.00	\$3,816.49	\$3,816.49
Alliance Serrano Creek Reserve	\$0.00	\$3,833.57	\$3,833.57
AAB Capital Reserve 12m .75% 10/9/21 *5601 CD	\$0.00	\$105,405.93	\$105,405.93
AAB Fairway Crossing 12m .75% 10/9/21 *0945 CD	\$0.00	\$35,467.60	\$35,467.60
AAB Serrano Creek 12m .75% 10/9/2021 *2519 CD	\$0.00	\$90,556.93	\$90,556.93
AAB ICS Capital Reserve	\$0.00	\$100,611.56	\$100,611.56
AAB ICS Fairway Crossing Reserve	\$0.00	\$126,335.65	\$126,335.65
AAB ICS Serrano Creek Reserve	\$0.00	\$105,901.85	\$105,901.85
Total: Current Assets	\$1,302,746.80	\$2,382,098.05	\$3,684,844.85
Accounts Receivable			
Accounts Receivable	\$338,320.13	\$0.00	\$338,320.13
Allowance For Doubtful Accounts	(\$86,845.10)	\$0.00	(\$86,845.10)
Due from Operating - FC	\$110,864.20	\$0.00	\$110,864.20
Due from Operating - SC	\$27,379.46	\$0.00	\$27,379.46
Due from FC Operating to FC Reserve	\$0.00	\$49,453.22	\$49,453.22
Due from Operating to SC Reserve	\$0.00	\$26,997.78	\$26,997.78
Due From Operating to Reserve	\$0.00	\$428,453.78	\$428,453.78
Due from Reserve to Operating	\$518,193.83	\$0.00	\$518,193.83
A/R Fall Creek Commercial POA	\$277,286.38	\$0.00	\$277,286.38
Allowance For Doubtful Accounts - Joint Maintenanc	(\$277,286.38)	\$0.00	(\$277,286.38)
A/R Other	(\$12,500.00)	\$0.00	(\$12,500.00)
Total: Accounts Receivable	\$895,412.52	\$504,904.78	\$1,400,317.30
Other Assets			
Prepaid Insurances	\$15,977.12	\$0.00	\$15,977.12
Prepaid Expenses	\$33,932.52	\$0.00	\$33,932.52
Advance Payments	\$480.00	\$0.00	\$480.00
Total: Other Assets	\$50,389.64	\$0.00	\$50,389.64
Total: Assets	\$2,248,548.96	\$2,887,002.83	\$5,135,551.79
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$7,402.54	\$0.00	\$7,402.54
Accrued Expenses	\$529.30	\$0.00	\$529.30
Due to FC Reserve	\$17,870.00	\$0.00	\$17,870.00
Due to SC Reserve	\$26,062.83	\$0.00	\$26,062.83
Payable to SC Reserve from SC Operating	\$934.95	\$0.00	\$934.95
Payable to Reserve	\$460,037.00	\$0.00	\$460,037.00
Payable to Operating from Reserve	\$0.00	\$518,193.83	\$518,193.83
Due to Fairway Crossing	\$110,864.20	\$0.00	\$110,864.20
Due to Serrano Creek	\$27,379.46	\$0.00	\$27,379.46
Fall Creek CSO - Enhancement Fee	\$103,738.75	\$0.00	\$103,738.75



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	Operating	Reserve	Total
Clubhouse Rental Deposits	\$550.00	\$0.00	\$550.00
Deposits - ARC	\$67,357.92	\$0.00	\$67,357.92
Prepaid Assessments	\$1,307,502.66	\$0.00	\$1,307,502.66
A/P Spectrum Collections	\$44,917.52	\$0.00	\$44,917.52
Total: Current Liabilities	\$2,175,147.13	\$518,193.83	\$2,693,340.96
Equity			
Retained Earnings - Operating Fund	(\$116,452.02)	\$0.00	(\$116,452.02)
Fairway Crossing Operating Fund	\$84,666.77	\$0.00	\$84,666.77
Serrano Creek Operating Fund	\$6,744.31	\$0.00	\$6,744.31
Fairway Crossing Reserve Fund	\$0.00	\$193,127.18	\$193,127.18
Serrano Creek Reserve Fund	\$0.00	\$211,908.04	\$211,908.04
Reserve Fund	\$0.00	\$1,836,062.79	\$1,836,062.79
Total: Equity	(\$25,040.94)	\$2,241,098.01	\$2,216,057.07
Total Net Income Gain / Loss	\$98,442.77	\$127,710.99	\$226,153.76
Total: Liabilities & Equity	\$2,248,548.96	\$2,887,002.83	\$5,135,551.79



Income Statement
 Fall Creek Homeowners Association, Inc.
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4050-00 Interest Income - Operating	\$51.06	\$-	\$51.06	\$1,747.81	\$-	\$1,747.81	\$-
4110-00 Maintenance Assessment	238,066.80	239,890.87	(1,824.07)	2,871,353.43	2,878,690.00	(7,336.57)	2,878,690.00
4111-01 Fairway Crossing Assessment	7,816.74	7,875.00	(58.26)	93,800.00	94,500.00	(700.00)	94,500.00
4111-02 Serrano Creek Assessment	4,200.00	4,200.00	-	50,400.00	50,400.00	-	50,400.00
4115-00 Pro-rated Assessment	458.63	-	458.63	5,231.96	-	5,231.96	-
4117-00 Fall Creek Commercial/Comm Services - Shared	-	16,666.63	(16,666.63)	196,000.00	200,000.00	(4,000.00)	200,000.00
4120-00 Builder Assessment	497.37	-	497.37	4,103.40	-	4,103.40	-
4135-00 Capital Improvement Fee	1,425.00	-	1,425.00	2,863.50	-	2,863.50	-
4210-00 Late Fee Income	2,497.52	-	2,497.52	69,799.68	-	69,799.68	-
4220-00 Fine Income	-	-	-	750.00	-	750.00	-
4230-00 Gate Entry Access Income	-	-	-	800.00	-	800.00	-
4230-01 Gate Entry Access Income - FC	-	-	-	650.00	-	650.00	-
4230-02 Gate Entry Access Income - SC	200.00	-	200.00	550.00	-	550.00	-
4235-00 Amenity Access Income	-	291.63	(291.63)	1,260.00	3,500.00	(2,240.00)	3,500.00
4236-00 Clubhouse Rental and Cleaning	-	833.37	(833.37)	(1,320.00)	10,000.00	(11,320.00)	10,000.00
4237-00 Clubhouse Rental	-	833.37	(833.37)	1,600.00	10,000.00	(8,400.00)	10,000.00
4238-00 Clubhouse Rental - Officer Fee	-	-	-	320.00	-	320.00	-
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
4251-00 Allowance for Delinquent Assessments 5%	-	(5,225.00)	5,225.00	-	(62,700.00)	62,700.00	(62,700.00)
4253-00 Delinquent Assessments 5%- FC	-	-	-	(217.30)	-	(217.30)	-
4260-00 Foundation Income	-	-	-	1,037.50	-	1,037.50	-
4265-00 Tennis Income	667.86	1,000.00	(332.14)	13,433.45	12,000.00	1,433.45	12,000.00
Total Income	\$283,860.58	\$294,345.49	(\$10,484.91)	\$3,649,918.63	\$3,532,145.00	\$117,773.63	\$3,532,145.00
Total OPERATING INCOME	\$283,860.58	\$294,345.49	(\$10,484.91)	\$3,649,918.63	\$3,532,145.00	\$117,773.63	\$3,532,145.00
OPERATING EXPENSE							
General Maintenance							
5110-00 General Maint./Repairs	6,758.60	7,500.00	741.40	93,022.43	90,000.00	(3,022.43)	90,000.00
5110-01 General Maint./Repairs - FC	450.00	416.63	(33.37)	3,742.61	5,000.00	1,257.39	5,000.00
5110-02 General Maint./Repairs - SC	303.64	83.37	(220.27)	1,810.92	1,000.00	(810.92)	1,000.00
5111-00 Lighting Repair & Maintenance	-	2,291.63	2,291.63	11,808.08	27,500.00	15,691.92	27,500.00
5140-00 Landscape Maintenance Contract	81,760.10	76,454.13	(5,305.97)	986,639.96	917,450.00	(69,189.96)	917,450.00
5145-00 Landscape Extras & Improvement	5,504.67	20,833.37	15,328.70	185,255.44	250,000.00	64,744.56	250,000.00
5145-01 Landscape Extras & Improvement - FC	-	500.00	500.00	6,199.18	6,000.00	(199.18)	6,000.00
5145-02 Landscape Extras & Improvement - SC	-	500.00	500.00	12,586.95	6,000.00	(6,586.95)	6,000.00
5150-00 Irrigation Maint/ Repairs	338.22	7,500.00	7,161.78	63,061.15	90,000.00	26,938.85	90,000.00
5151-00 Irrigation Maint/ Repairs - SC	-	416.63	416.63	4,757.72	5,000.00	242.28	5,000.00
5152-00 Irrigation Maint/ Repairs - FC	-	416.63	416.63	3,851.53	5,000.00	1,148.47	5,000.00
5155-00 Fence Maintenance & Repair	19,269.75	3,333.37	(15,936.38)	102,394.86	40,000.00	(62,394.86)	40,000.00
5156-00 Fence Maintenance/Repair- FC	-	833.37	833.37	-	10,000.00	10,000.00	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	1,078.47	2,083.37	1,004.90	23,266.55	25,000.00	1,733.45	25,000.00
5170-00 Site Signs	-	666.63	666.63	-	8,000.00	8,000.00	8,000.00
5175-00 Sign Maintenance	2,557.15	583.37	(1,973.78)	2,557.15	7,000.00	4,442.85	7,000.00
5180-00 Pest Control	1,501.00	1,083.37	(417.63)	10,486.09	13,000.00	2,513.91	13,000.00
5185-00 Holiday Decorating	-	2,833.37	2,833.37	16,835.31	34,000.00	17,164.69	34,000.00
Total General Maintenance	\$119,521.60	\$128,745.87	\$9,224.27	\$1,528,275.93	\$1,544,950.00	\$16,674.07	\$1,544,950.00
Utilities							
5220-00 Water / Sewer	20,563.24	15,000.00	(5,563.24)	206,202.55	180,000.00	(26,202.55)	180,000.00
5230-00 Streetlight Electric	17,239.05	20,000.00	2,760.95	204,851.25	240,000.00	35,148.75	240,000.00
5240-00 Telephone	1,218.13	1,166.63	(51.50)	7,304.99	14,000.00	6,695.01	14,000.00
5240-01 Telephone - FC	322.49	116.63	(205.86)	3,569.93	1,400.00	(2,169.93)	1,400.00
5240-02 Telephone - SC	(397.72)	100.00	497.72	3,197.46	1,200.00	(1,997.46)	1,200.00
5250-00 Gas Service	419.81	333.37	(86.44)	3,167.54	4,000.00	832.46	4,000.00
5260-00 Cable TV	127.72	133.37	5.65	1,271.65	1,600.00	328.35	1,600.00



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5270-00 Trash Collection	\$359.30	\$425.00	\$65.70	\$4,715.62	\$5,100.00	\$384.38	\$5,100.00
Total Utilities	\$39,852.02	\$37,275.00	(\$2,577.02)	\$434,280.99	\$447,300.00	\$13,019.01	\$447,300.00
Administrative							
5300-00 Interest Expense	-	-	-	65.40	-	(65.40)	-
5310-00 General Administrative	7,016.64	4,166.63	(2,850.01)	45,644.75	50,000.00	4,355.25	50,000.00
5311-00 Meeting Expense	282.71	250.00	(32.71)	4,558.74	3,000.00	(1,558.74)	3,000.00
5325-00 Storage Fees	-	108.37	108.37	1,470.00	1,300.00	(170.00)	1,300.00
5335-00 Internet/Web Services	2,985.41	1,500.00	(1,485.41)	35,811.40	18,000.00	(17,811.40)	18,000.00
5360-00 Office Supplies	92.11	20.87	(71.24)	92.11	250.00	157.89	250.00
5370-00 Licenses/Fees/Permits	-	83.37	83.37	180.00	1,000.00	820.00	1,000.00
5380-00 Contributions/Donations	-	833.37	833.37	11,720.00	10,000.00	(1,720.00)	10,000.00
5390-00 Misc. Expenses	-	-	-	31.55	-	(31.55)	-
Total Administrative	\$10,376.87	\$6,962.61	(\$3,414.26)	\$99,573.95	\$83,550.00	(\$16,023.95)	\$83,550.00
Professional Services							
5402-00 Other Professional Services	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
5410-00 Management Fee	10,007.11	16,666.63	6,659.52	152,759.07	200,000.00	47,240.93	200,000.00
5420-00 Audit	-	625.00	625.00	6,100.00	7,500.00	1,400.00	7,500.00
5425-00 Tax Preparation	-	41.63	41.63	-	500.00	500.00	500.00
5430-00 Legal	487.50	1,250.00	762.50	11,451.41	15,000.00	3,548.59	15,000.00
5450-00 Pool/Rec. Ctr. Administration	1,995.00	2,083.37	88.37	23,940.00	25,000.00	1,060.00	25,000.00
Total Professional Services	\$12,489.61	\$20,750.00	\$8,260.39	\$194,250.48	\$249,000.00	\$54,749.52	\$249,000.00
Insurance & Taxes							
5540-00 Insurance Expense	17,435.98	5,000.00	(12,435.98)	185,200.26	60,000.00	(125,200.26)	60,000.00
5550-00 Taxes	133.54	750.00	616.46	1,117.74	9,000.00	7,882.26	9,000.00
Total Insurance & Taxes	\$17,569.52	\$5,750.00	(\$11,819.52)	\$186,318.00	\$69,000.00	(\$117,318.00)	\$69,000.00
Lake Maintenance							
5620-00 Lake Maintenance	1,249.80	1,500.00	250.20	24,809.86	18,000.00	(6,809.86)	18,000.00
5620-01 Lake Maintenance - FC	1,172.80	1,125.00	(47.80)	17,619.14	13,500.00	(4,119.14)	13,500.00
5620-02 Lake Maintenance - SC	600.00	1,125.00	525.00	12,888.12	13,500.00	611.88	13,500.00
5630-00 Lake Chemicals	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
5630-01 Lake Chemicals - FC	-	166.63	166.63	17.38	2,000.00	1,982.62	2,000.00
5630-02 Lake Chemicals - SC	-	166.63	166.63	272.80	2,000.00	1,727.20	2,000.00
5640-00 Lake Fountain Maint.	-	375.00	375.00	-	4,500.00	4,500.00	4,500.00
Total Lake Maintenance	\$3,022.60	\$4,708.26	\$1,685.66	\$55,607.30	\$56,500.00	\$892.70	\$56,500.00
Security Expense							
5750-00 Patrol Services	36,277.00	35,833.37	(443.63)	451,715.66	430,000.00	(21,715.66)	430,000.00
5760-00 Alarm Monitoring	-	37.50	37.50	-	450.00	450.00	450.00
5770-00 False Alarms	450.00	41.63	(408.37)	1,735.00	500.00	(1,235.00)	500.00
Total Security Expense	\$36,727.00	\$35,912.50	(\$814.50)	\$453,450.66	\$430,950.00	(\$22,500.66)	\$430,950.00
Committees							
5810-00 Community Events	10,072.51	3,750.00	(6,322.51)	28,553.71	45,000.00	16,446.29	45,000.00
5815-00 Tennis Coach Payments	-	1,000.00	1,000.00	14,224.00	12,000.00	(2,224.00)	12,000.00
5820-00 YOM & Christmas Decorations	-	416.63	416.63	18,295.23	5,000.00	(13,295.23)	5,000.00
5830-00 Parks and Trails Committee	-	-	-	42,278.00	-	(42,278.00)	-
5845-00 Crime Watch Committee	-	666.63	666.63	192.69	8,000.00	7,807.31	8,000.00
5855-00 Marketing Committee	2,200.00	833.37	(1,366.63)	9,644.50	10,000.00	355.50	10,000.00
5865-00 Welcome Committee	-	104.13	104.13	117.45	1,250.00	1,132.55	1,250.00
Total Committees	\$12,272.51	\$6,770.76	(\$5,501.75)	\$113,305.58	\$81,250.00	(\$32,055.58)	\$81,250.00
Entry Maintenance							
6010-01 Entry Gate Maintenance - FC	573.73	1,250.00	676.27	2,562.68	15,000.00	12,437.32	15,000.00
6010-02 Entry Gate Maintenance - SC	416.77	1,000.00	583.23	4,427.46	12,000.00	7,572.54	12,000.00
6020-00 Street Cleaning- FC	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
6030-00 Street Cleaning- SC	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
6050-01 Private Street Maintenance - FC	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
6050-02 Private Street Maintenance - SC	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
Total Entry Maintenance	\$990.50	\$2,666.74	\$1,676.24	\$6,990.14	\$32,000.00	\$25,009.86	\$32,000.00
Pool							
6125-00 Pool Maint/ Repair	12,434.41	6,250.00	(6,184.41)	99,035.77	75,000.00	(24,035.77)	75,000.00
6135-00 Pool Management	1,569.63	11,841.63	10,272.00	177,098.67	142,100.00	(34,998.67)	142,100.00



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Pool	\$14,004.04	\$18,091.63	\$4,087.59	\$276,134.44	\$217,100.00	(\$59,034.44)	\$217,100.00
Amenity Center							
6220-00 Electrical Repairs - Amenity Center	\$-	\$416.63	\$416.63	\$2,030.00	\$5,000.00	\$2,970.00	\$5,000.00
6225-00 Amenity Access Repairs	-	208.37	208.37	4,538.25	2,500.00	(2,038.25)	2,500.00
6230-00 Clubhouse Supplies	219.09	1,541.63	1,322.54	6,997.31	18,500.00	11,502.69	18,500.00
6235-00 Fitness Center Expense	69.69	2,083.37	2,013.68	6,090.36	25,000.00	18,909.64	25,000.00
6241-00 Key Fob Expense- FC	-	-	-	1,169.10	-	(1,169.10)	-
6250-00 Playground Repair & Maintenance	-	208.37	208.37	-	2,500.00	2,500.00	2,500.00
6255-00 Tennis Court Repair & Maintenance	53,289.49	833.37	(52,456.12)	67,463.37	10,000.00	(57,463.37)	10,000.00
Total Amenity Center	\$53,578.27	\$5,291.74	(\$48,286.53)	\$88,288.39	\$63,500.00	(\$24,788.39)	\$63,500.00
Other Expense							
6300-00 Transfer to Reserve	-	18,312.12	18,312.12	-	219,745.00	219,745.00	219,745.00
6300-01 Transfer to Reserve - FC	95,000.00	2,925.00	(92,075.00)	95,000.00	35,100.00	(59,900.00)	35,100.00
6300-02 Transfer to Reserve - SC	20,000.00	183.37	(19,816.63)	20,000.00	2,200.00	(17,800.00)	2,200.00
Total Other Expense	\$115,000.00	\$21,420.49	(\$93,579.51)	\$115,000.00	\$257,045.00	\$142,045.00	\$257,045.00
Total OPERATING EXPENSE	\$435,404.54	\$294,345.60	(\$141,058.94)	\$3,551,475.86	\$3,532,145.00	(\$19,330.86)	\$3,532,145.00
Net Income:	(\$151,543.96)	(\$0.11)	(\$151,543.85)	\$98,442.77	\$0.00	\$98,442.77	\$0.00



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	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Income							
4050-90 Interest Income - Reserve FC	\$7.96	\$-	\$7.96	\$91.53	\$-	\$91.53	\$-
4050-95 Interest Income - Reserve SC	2.77	-	2.77	22.97	-	22.97	-
4050-99 Interest Income - Reserve	793.48	-	793.48	12,596.49	-	12,596.49	-
Total Income	\$804.21	\$-	\$804.21	\$12,710.99	\$-	\$12,710.99	\$-
Income							
4236-90 Contribution to Reserves - FC	95,000.00	2,925.00	92,075.00	95,000.00	35,100.00	59,900.00	35,100.00
4236-95 Contribution to Reserves - SC	20,000.00	183.37	19,816.63	20,000.00	2,200.00	17,800.00	2,200.00
4236-99 Contribution To Reserves	-	18,312.12	(18,312.12)	-	219,745.00	(219,745.00)	219,745.00
Total Income	\$115,000.00	\$21,420.49	\$93,579.51	\$115,000.00	\$257,045.00	(\$142,045.00)	\$257,045.00
Total RESERVE INCOME	\$115,804.21	\$21,420.49	\$94,383.72	\$127,710.99	\$257,045.00	(\$129,334.01)	\$257,045.00
Net Reserve:	\$115,804.21	\$21,420.49	\$94,383.72	\$127,710.99	\$257,045.00	(\$129,334.01)	\$257,045.00



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

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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	\$-	\$-	\$-	\$51.03	\$317.68	\$296.29	\$285.31	\$244.78	\$206.07	\$185.03	\$110.56	\$51.06	\$1,747.81
4110-00 Maintenance Assessment	239,436.66	238,346.66	238,346.66	240,010.03	238,346.66	238,346.66	238,346.66	238,346.66	238,346.66	247,066.66	238,346.66	238,066.80	2,871,353.43
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	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	4,200.00	50,400.00
4115-00 Pro-rated Assessment	-	1,950.05	-	-	-	-	568.83	-	336.53	1,730.30	187.62	458.63	5,231.96
4117-00 Fall Creek Commercial/Comm Services - Shared	-	-	-	75,000.00	-	100,000.00	-	-	21,000.00	-	-	-	196,000.00
4120-00 Builder Assessment	726.66	(245.38)	726.66	(102.04)	726.66	726.66	442.25	1,746.66	558.39	(2,333.34)	632.85	497.37	4,103.40
4135-00 Capital Improvement Fee	4,154.75	950.00	2,792.50	3,870.00	-	855.00	5,697.50	5,238.75	(28,180.00)	4,735.00	1,325.00	1,425.00	2,863.50
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	2,768.59	3,934.93	3,123.72	2,497.52	69,799.68
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	-	-	300.00	100.00	-	-	800.00
4230-01 Gate Entry Access Income - FC	-	-	-	-	-	350.00	100.00	150.00	50.00	-	-	-	650.00
4230-02 Gate Entry Access Income - SC	100.00	-	-	-	-	-	150.00	-	-	100.00	-	200.00	550.00
4235-00 Amenity Access Income	200.00	-	25.00	-	-	150.00	485.00	150.00	75.00	75.00	100.00	-	1,260.00
4236-00 Clubhouse Rental and Cleaning	600.00	(250.00)	(320.00)	-	(900.00)	-	(450.00)	500.00	(500.00)	-	-	-	(1,320.00)
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	27,979.60	27,979.60	27,979.60	27,979.60	335,755.20
4253-00 Delinquent Assessments 5%- FC	-	-	-	-	-	-	(217.30)	-	-	-	-	-	(217.30)
4260-00 Foundation Income	-	-	-	-	-	-	-	-	1,037.50	-	-	-	1,037.50
4265-00 Tennis Income	169.32	4,070.70	754.65	-	-	-	2,449.73	2,122.89	3,198.30	-	-	667.86	13,433.45
Total Income	287,112.51	307,377.81	290,381.34	366,115.28	285,568.15	386,474.54	291,475.87	292,946.74	279,193.30	295,589.84	283,822.67	283,860.58	3,649,918.63
Total OPERATING INCOME	287,112.51	307,377.81	290,381.34	366,115.28	285,568.15	386,474.54	291,475.87	292,946.74	279,193.30	295,589.84	283,822.67	283,860.58	3,649,918.63
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	2,526.61	11,530.63	14,377.32	6,758.60	93,022.43
5110-01 General Maint./Repairs - FC	-	-	351.81	850.00	-	-	-	358.85	-	1,373.10	358.85	450.00	3,742.61
5110-02 General Maint./Repairs - SC	-	86.60	384.29	86.60	86.60	86.60	-	303.64	-	386.35	86.60	303.64	1,810.92



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5111-00 Lighting Repair & Maintenance	\$-	\$-	\$935.00	\$8,582.33	\$587.50	\$-	\$-	\$-	\$-	\$1,703.25	\$-	\$-	\$11,808.08
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	85,604.79	85,604.79	71,157.00	81,760.10	986,639.96
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	6,853.41	5,061.78	-	5,504.67	185,255.44
5145-01 Landscape Extras & Improvement - FC	-	-	2,758.21	1,118.77	-	850.00	-	838.94	-	633.26	-	-	6,199.18
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	5,614.27	2,847.05	8,921.89	338.22	63,061.15
5151-00 Irrigation Maint/ Repairs - SC	-	-	712.92	-	910.24	1,057.12	-	811.35	-	417.80	848.29	-	4,757.72
5152-00 Irrigation Maint/ Repairs - FC	-	1,065.13	-	-	-	862.44	-	862.87	-	307.02	754.07	-	3,851.53
5155-00 Fence Maintenance & Repair	1,780.00	5,196.00	3,692.87	-	-	8,690.27	-	12,270.00	28,737.33	22,758.64	-	19,269.75	102,394.86
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	2,781.94	1,743.47	1,674.10	1,078.47	23,266.55
5175-00 Sign Maintenance	-	-	-	-	-	-	-	-	-	-	-	2,557.15	2,557.15
5180-00 Pest Control	-	2,004.61	-	992.66	992.66	1,202.68	680.23	1,618.38	659.25	-	834.62	1,501.00	10,486.09
5185-00 Holiday Decorating	-	-	-	-	-	-	-	-	-	16,835.31	-	-	16,835.31
Total General Maintenance Utilities	94,281.63	101,237.14	118,161.20	142,045.27	126,430.40	133,242.52	119,249.20	191,114.18	132,777.60	151,202.45	99,012.74	119,521.60	1,528,275.93
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	23,696.43	29,647.27	24,305.27	20,563.24	206,202.55
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	17,559.49	17,839.95	16,993.39	17,239.05	204,851.25
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)	807.08	1,163.62	840.41	1,218.13	7,304.99
5240-01 Telephone - FC	-	-	-	-	-	-	-	2,602.46	322.49	-	322.49	322.49	3,569.93
5240-02 Telephone - SC	-	-	-	-	-	-	-	3,197.46	397.72	-	-	(397.72)	3,197.46
5250-00 Gas Service	505.93	600.31	547.74	426.31	43.83	40.62	44.64	43.50	65.25	147.79	281.81	419.81	3,167.54
5260-00 Cable TV	99.57	99.57	109.54	99.57	99.57	99.57	109.54	106.75	106.75	106.75	106.75	127.72	1,271.65
5270-00 Trash Collection	375.65	757.16	375.65	342.05	362.52	358.39	355.41	358.23	357.65	357.65	355.96	359.30	4,715.62
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	43,312.86	49,263.03	43,206.08	39,852.02	434,280.99
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	6,470.32	6,860.60	1,693.25	7,016.64	45,644.75
5311-00 Meeting Expense	15.00	240.26	328.38	-	-	468.43	263.59	662.97	193.92	1,904.70	198.78	282.71	4,558.74
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	2,985.41	3,551.86	2,794.72	2,985.41	35,811.40
5350-00 NSF- Processing Fee	17.98	(17.98)	-	-	-	-	-	-	-	-	-	-	-
5360-00 Office Supplies	-	-	-	-	-	-	-	-	-	-	-	92.11	92.11
5370-00 Licenses/Fees/Permits	-	-	60.00	-	120.00	-	-	-	-	-	-	-	180.00
5380-00 Contributions/Donations	-	-	-	-	6,720.00	-	-	-	-	-	5,000.00	-	11,720.00
5390-00 Misc. Expenses	31.55	-	-	-	-	-	-	-	-	-	-	-	31.55



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Fall Creek Homeowners Association, Inc.

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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	9,649.65	12,317.16	9,686.75	10,376.87	99,573.95
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	14,683.19	14,548.02	11,184.61	10,007.11	152,759.07
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	975.00	424.50	860.18	487.50	11,451.41
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	1,995.00	1,995.00	1,995.00	1,995.00	23,940.00
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	17,653.19	16,967.52	14,039.79	12,489.61	194,250.48
Insurance & Taxes													
5540-00 Insurance Expense	4,660.04	4,792.61	18,823.79	17,435.98	17,435.98	17,435.98	17,435.98	17,435.98	17,435.98	17,435.98	17,435.98	17,435.98	185,200.26
5550-00 Taxes	(3,412.00)	-	4,009.64	0.84	2.94	-	-	-	-	25.03	357.75	133.54	1,117.74
Total Insurance & Taxes	1,248.04	4,792.61	22,833.43	17,436.82	17,438.92	17,435.98	17,435.98	17,435.98	17,435.98	17,461.01	17,793.73	17,569.52	186,318.00
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	1,874.96	2,332.79	1,291.91	1,249.80	24,809.86
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	1,036.40	1,741.68	1,564.72	1,172.80	17,619.14
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	897.70	1,462.88	1,561.26	600.00	12,888.12
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	3,809.06	5,537.35	4,417.89	3,022.60	55,607.30
Security Expense													
5750-00 Patrol Services	53,504.05	35,281.61	34,577.00	34,577.00	34,577.00	41,537.00	36,277.00	36,277.00	36,277.00	36,277.00	36,277.00	36,277.00	451,715.66
5770-00 False Alarms	375.00	75.00	150.00	225.00	235.00	75.00	-	-	-	150.00	-	450.00	1,735.00
Total Security Expense	53,879.05	35,356.61	34,727.00	34,802.00	34,812.00	41,612.00	36,277.00	36,277.00	36,277.00	36,427.00	36,277.00	36,727.00	453,450.66
Committees													
5810-00 Community Events	3,770.81	10.81	333.42	308.40	10.81	10.81	10.81	1,995.11	3,587.73	4,029.33	4,413.16	10,072.51	28,553.71
5815-00 Tennis Coach Payments	1,975.00	-	5,469.00	-	-	-	-	1,100.00	1,200.00	-	4,480.00	-	14,224.00
5820-00 YOM & Christmas Decorations	-	-	17,234.27	-	662.00	-	-	-	-	-	398.96	-	18,295.23
5830-00 Parks and Trails Committee	-	-	650.00	2,286.43	2,807.50	(119,577.50)	605.35	137,550.94	2,736.84	15,218.44	-	-	42,278.00
5845-00 Crime Watch Committee	-	-	-	-	-	-	192.69	-	-	-	-	-	192.69
5855-00 Marketing Committee	3,525.00	504.94	-	-	-	-	-	319.80	1,075.00	-	2,019.76	2,200.00	9,644.50
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	8,599.57	19,247.77	11,311.88	12,272.51	113,305.58
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)	29,325.25	297.69	297.69	573.73	2,562.68
6010-02 Entry Gate Maintenance - SC	476.30	297.69	297.69	297.69	595.38	-	297.69	595.38	129.90	297.69	725.28	416.77	4,427.46



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Total Entry Maintenance	\$773.99	(\$11,861.25)	\$595.38	\$665.74	\$1,190.76	\$393.82	\$714.46	(\$17,546.76)	\$29,455.15	\$595.38	\$1,022.97	\$990.50	\$6,990.14
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	\$3,250.00	\$-	\$13,227.91	\$12,434.41	\$99,035.77
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	19,651.41	1,569.63	1,569.63	1,569.63	177,098.67
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	22,901.41	1,569.63	14,797.54	14,004.04	276,134.44
Amenity Center													
6220-00 Electrical Repairs - Amenity Center	-	-	2,030.00	-	-	-	-	-	-	-	-	-	2,030.00
6225-00 Amenity Access Repairs	-	-	-	-	857.75	-	-	-	3,680.50	-	-	-	4,538.25
6230-00 Clubhouse Supplies	375.95	893.04	137.69	-	539.29	950.64	160.38	562.81	973.24	1,182.65	1,002.53	219.09	6,997.31
6235-00 Fitness Center Expense	378.88	1,982.81	753.92	378.88	676.32	69.69	89.29	428.97	69.69	378.88	813.34	69.69	6,090.36
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	616.73	10,000.00	1,513.13	53,289.49	67,463.37
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	5,340.16	11,561.53	3,329.00	53,578.27	88,288.39
Other Expense													
6300-01 Transfer to Reserve - FC	-	-	-	-	-	-	-	-	-	-	-	95,000.00	95,000.00
6300-02 Transfer to Reserve - SC	-	-	-	-	-	-	-	-	-	-	-	20,000.00	20,000.00
Total Other Expense	-	-	-	-	-	-	-	-	-	-	-	115,000.00	115,000.00
Total OPERATING EXPENSE	230,274.55	185,861.93	268,518.63	271,818.18	276,898.77	178,988.91	291,561.20	507,892.32	327,211.63	322,149.83	254,895.37	435,404.54	3,551,475.86
Net Income:	56,837.96	121,515.88	21,862.71	94,297.10	8,669.38	207,485.63	(85.33)	(214,945.58)	(48,018.33)	(26,559.99)	28,927.30	(151,543.96)	98,442.77



Income Statement Summary - Reserve
 Fall Creek Homeowners Association, Inc.
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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	\$7.31	\$7.79	\$7.08	\$7.96	\$91.53
4050-95 Interest Income - Reserve SC	2.59	2.29	2.02	1.64	1.69	1.63	1.78	1.59	1.64	1.73	1.60	2.77	22.97
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	648.39	115.24	1,239.80	793.48	12,596.49
Total Income	1,096.27	2,767.66	2,082.79	634.78	(16.47)	1,311.88	1,277.06	722.23	657.34	124.76	1,248.48	804.21	12,710.99
Income													
4236-90 Contribution to Reserves - FC	-	-	-	-	-	-	-	-	-	-	-	95,000.00	95,000.00
4236-95 Contribution to Reserves - SC	-	-	-	-	-	-	-	-	-	-	-	20,000.00	20,000.00
Total Income	-	-	-	-	-	-	-	-	-	-	-	115,000.00	115,000.00
Total RESERVE INCOME	1,096.27	2,767.66	2,082.79	634.78	(16.47)	1,311.88	1,277.06	722.23	657.34	124.76	1,248.48	115,804.21	127,710.99
Net Reserve:	1,096.27	2,767.66	2,082.79	634.78	(16.47)	1,311.88	1,277.06	722.23	657.34	124.76	1,248.48	115,804.21	127,710.99