



Balance Sheet

Fall Creek Homeowners Association, Inc.
End Date: 08/31/2021

Date: 9/16/2021
Time: 3:39 pm
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	Operating	Reserve	Total
Assets			
Current Assets			
Veritex Bank Operating	\$240,801.69	\$0.00	\$240,801.69
Veritex Bank Money Market	\$0.00	\$1.71	\$1.71
Veritex Bank Operating Fairway Crossing	\$172,453.88	\$0.00	\$172,453.88
Veritex Bank Reserve Fairway Crossing	\$0.00	\$42,654.45	\$42,654.45
Veritex Bank Operating Serrano Creek	\$103,435.95	\$0.00	\$103,435.95
Veritex Bank SC Reserve	\$0.00	\$8,042.75	\$8,042.75
Veritex Bank Social Committee Debit Card	\$16,390.65	\$0.00	\$16,390.65
Veritex Bank Tennis Team Operating	\$12,950.31	\$0.00	\$12,950.31
Pacific Premier Money Market	\$0.00	\$5,534.63	\$5,534.63
Pacific Premier ICS	\$0.00	\$727,653.82	\$727,653.82
Pacific Premier Operating Money Market	\$240,561.28	\$0.00	\$240,561.28
Pacific Premier Operating Money Market ICS	\$817,211.06	\$0.00	\$817,211.06
Alliance *6017 52w 1.25% CDARS	\$0.00	\$1,026,371.29	\$1,026,371.29
Alliance Capital Reserve	\$0.00	\$3,840.96	\$3,840.96
Alliance Fairway Crossing Reserve	\$0.00	\$3,819.03	\$3,819.03
Alliance Serrano Creek Reserve	\$0.00	\$3,836.13	\$3,836.13
AAB Capital Reserve 12m .75% 10/9/21 *5601 CD	\$0.00	\$105,933.39	\$105,933.39
AAB Fairway Crossing 12m .75% 10/9/21 *0945 CD	\$0.00	\$35,645.09	\$35,645.09
AAB Serrano Creek 12m .75% 10/9/2021 *2519 CD	\$0.00	\$91,010.08	\$91,010.08
AAB ICS Capital Reserve	\$0.00	\$100,724.99	\$100,724.99
AAB ICS Fairway Crossing Reserve	\$0.00	\$126,459.98	\$126,459.98
AAB ICS Serrano Creek Reserve	\$0.00	\$106,021.21	\$106,021.21
Total: Current Assets	\$1,603,804.82	\$2,387,549.51	\$3,991,354.33
Accounts Receivable			
Accounts Receivable	\$389,956.02	\$0.00	\$389,956.02
Allowance For Doubtful Accounts	(\$77,884.99)	\$0.00	(\$77,884.99)
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	(\$11,915.44)	\$0.00	(\$11,915.44)
Total: Accounts Receivable	\$956,593.08	\$504,904.78	\$1,461,497.86
Other Assets			
Prepaid Insurances	\$6,889.00	\$0.00	\$6,889.00
Prepaid Expenses	\$18,009.70	\$0.00	\$18,009.70
Advance Payments	\$480.00	\$0.00	\$480.00
Total: Other Assets	\$25,378.70	\$0.00	\$25,378.70
Total: Assets	\$2,585,776.60	\$2,892,454.29	\$5,478,230.89
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$9,666.06	\$0.00	\$9,666.06
Accrued Expenses	\$37,404.00	\$0.00	\$37,404.00
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
Due to Tennis Committee	\$7,170.93	\$0.00	\$7,170.93



Balance Sheet

Fall Creek Homeowners Association, Inc.
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	Operating	Reserve	Total
Deferred Revenue	\$953,365.00	\$0.00	\$953,365.00
Deferred Revenue - Fairway Crossing	\$31,266.72	\$0.00	\$31,266.72
Deferred Revenue - Serrano Creek	\$26,370.00	\$0.00	\$26,370.00
Fall Creek CSO - Enhancement Fee	\$103,738.75	\$0.00	\$103,738.75
Clubhouse Rental Deposits	\$550.00	\$0.00	\$550.00
Deposits - ARC	\$73,357.92	\$0.00	\$73,357.92
Prepaid Assessments	\$78,093.87	\$0.00	\$78,093.87
A/P Spectrum Collections	\$47,279.45	\$0.00	\$47,279.45
Total: Current Liabilities	\$2,011,411.14	\$518,193.83	\$2,529,604.97
Equity			
Retained Earnings - Operating Fund	(\$16,897.61)	\$0.00	(\$16,897.61)
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	\$1,963,762.02	\$1,963,762.02
Total: Equity	\$74,513.47	\$2,368,797.24	\$2,443,310.71
Total Net Income Gain / Loss	\$499,851.99	\$5,463.22	\$505,315.21
Total: Liabilities & Equity	\$2,585,776.60	\$2,892,454.29	\$5,478,230.89



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	\$30.91	\$-	\$30.91	\$598.36	\$-	\$598.36	\$-
4110-00 Maintenance Assessment	240,027.91	239,709.17	318.74	1,919,263.72	1,917,673.36	1,590.36	2,876,510.00
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	4,997.50	4,830.00	167.50	39,980.00	38,640.00	1,340.00	57,960.00
4115-00 Pro-rated Assessment	-	-	-	880.96	-	880.96	-
4117-00 Fall Creek Commercial/Comm Services - Shared	-	22,916.67	(22,916.67)	297,000.00	183,333.36	113,666.64	275,000.00
4120-00 Builder Assessment	45.42	-	45.42	(75.63)	-	(75.63)	-
4135-00 Capital Improvement Fee	3,495.15	-	3,495.15	6,063.90	-	6,063.90	-
4210-00 Late Fee Income	3,959.58	-	3,959.58	52,661.78	-	52,661.78	-
4220-00 Fine Income	-	-	-	1,550.00	-	1,550.00	-
4230-00 Gate Entry Access Income	-	-	-	325.00	-	325.00	-
4230-01 Gate Entry Access Income - FC	50.00	-	50.00	50.00	-	50.00	-
4230-02 Gate Entry Access Income - SC	-	-	-	200.00	-	200.00	-
4235-00 Amenity Access Income	300.00	-	300.00	3,083.00	-	3,083.00	-
4236-00 Clubhouse Rental and Cleaning	-	1,666.67	(1,666.67)	(1,550.00)	13,333.36	(14,883.36)	20,000.00
4237-00 Clubhouse Rental	-	-	-	3,800.00	-	3,800.00	-
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)
4265-00 Tennis Income	(397.24)	833.33	(1,230.57)	13,990.82	6,666.64	7,324.18	10,000.00
4400-00 Misc. Income	-	-	-	20,850.00	-	20,850.00	-
Total Income	\$288,305.49	\$300,585.42	(\$12,279.93)	\$2,645,041.99	\$2,404,683.36	\$240,358.63	\$3,607,025.00
Total OPERATING INCOME	\$288,305.49	\$300,585.42	(\$12,279.93)	\$2,645,041.99	\$2,404,683.36	\$240,358.63	\$3,607,025.00
OPERATING EXPENSE							
General Maintenance							
5110-00 General Maint./Repairs	1,953.63	7,083.33	5,129.70	41,657.05	56,666.64	15,009.59	85,000.00
5110-01 General Maint./Repairs - FC	-	416.67	416.67	800.93	3,333.36	2,532.43	5,000.00
5110-02 General Maint./Repairs - SC	-	166.67	166.67	3,067.08	1,333.36	(1,733.72)	2,000.00
5111-00 Lighting Repair & Maintenance	4,964.96	2,291.67	(2,673.29)	35,664.82	18,333.36	(17,331.46)	27,500.00
5140-00 Landscape Maintenance Contract	81,591.30	81,666.67	75.37	658,587.67	653,333.36	(5,254.31)	980,000.00
5145-00 Landscape Extras & Improvement	32,130.08	16,666.67	(15,463.41)	100,982.03	133,333.36	32,351.33	200,000.00
5145-01 Landscape Extras & Improvement - FC	-	833.33	833.33	1,813.19	6,666.64	4,853.45	10,000.00
5145-02 Landscape Extras & Improvement - SC	1,515.50	541.67	(973.83)	2,273.25	4,333.36	2,060.11	6,500.00
5150-00 Irrigation Maint/ Repairs	2,018.16	6,250.00	4,231.84	21,807.51	50,000.00	28,192.49	75,000.00
5151-00 Irrigation Maint/ Repairs - SC	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
5152-00 Irrigation Maint/ Repairs - FC	-	416.67	416.67	947.38	3,333.36	2,385.98	5,000.00
5155-00 Fence Maintenance & Repair	-	4,166.67	4,166.67	30,105.96	33,333.36	3,227.40	50,000.00
5156-00 Fence Maintenance/Repair- FC	-	833.33	833.33	297.69	6,666.64	6,368.95	10,000.00
5157-00 Fence Maintenance/Repairs- SC	-	166.67	166.67	297.69	1,333.36	1,035.67	2,000.00
5160-00 Cleaning Services	1,793.47	2,083.33	289.86	14,411.22	16,666.64	2,255.42	25,000.00
5170-00 Site Signs	-	-	-	2,643.70	-	(2,643.70)	-
5175-00 Sign Maintenance	-	-	-	1,203.42	-	(1,203.42)	-
5180-00 Pest Control	1,012.15	1,000.00	(12.15)	3,273.55	8,000.00	4,726.45	12,000.00
5185-00 Holiday Decorating	-	-	-	25,980.22	-	(25,980.22)	-
Total General Maintenance	\$126,979.25	\$125,000.02	(\$1,979.23)	\$945,814.36	\$1,000,000.16	\$54,185.80	\$1,500,000.00
Utilities							
5220-00 Water / Sewer	22,644.45	16,000.00	(6,644.45)	82,259.16	128,000.00	45,740.84	192,000.00
5225-00 Water - Sprinkler System	-	-	-	33,162.12	-	(33,162.12)	-
5230-00 Streetlight Electric	18,404.54	20,000.00	1,595.46	140,026.83	160,000.00	19,973.17	240,000.00
5240-00 Telephone	461.90	250.00	(211.90)	4,900.86	2,000.00	(2,900.86)	3,000.00
5240-01 Telephone - FC	397.72	325.00	(72.72)	3,106.53	2,600.00	(506.53)	3,900.00
5240-02 Telephone - SC	322.49	333.33	10.84	2,655.15	2,666.64	11.49	4,000.00



Income Statement
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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5250-00 Gas Service	\$46.92	\$333.33	\$286.41	\$2,984.61	\$2,666.64	(\$317.97)	\$4,000.00
5260-00 Cable TV	217.36	108.33	(109.03)	1,082.70	866.64	(216.06)	1,300.00
5270-00 Trash Collection	374.13	408.33	34.20	2,589.01	3,266.64	677.63	4,900.00
Total Utilities	\$42,869.51	\$37,758.32	(\$5,111.19)	\$272,766.97	\$302,066.56	\$29,299.59	\$453,100.00
Administrative							
5310-00 General Administrative	10,945.67	4,166.67	(6,779.00)	42,060.49	33,333.36	(8,727.13)	50,000.00
5311-00 Meeting Expense	401.33	375.00	(26.33)	1,890.81	3,000.00	1,109.19	4,500.00
5325-00 Storage Fees	570.00	125.00	(445.00)	2,867.60	1,000.00	(1,867.60)	1,500.00
5335-00 Internet/Web Services	3,455.22	2,583.33	(871.89)	24,684.82	20,666.64	(4,018.18)	31,000.00
5360-00 Office Supplies	-	-	-	2,197.41	-	(2,197.41)	-
5370-00 Licenses/Fees/Permits	-	-	-	870.00	-	(870.00)	-
5380-00 Contributions/Donations	-	833.33	833.33	6,720.00	6,666.64	(53.36)	10,000.00
Total Administrative	\$15,372.22	\$8,083.33	(\$7,288.89)	\$81,291.13	\$64,666.64	(\$16,624.49)	\$97,000.00
Professional Services							
5410-00 Management Fee	14,446.70	14,230.00	(216.70)	116,106.20	113,840.00	(2,266.20)	170,760.00
5420-00 Audit	-	625.00	625.00	-	5,000.00	5,000.00	7,500.00
5425-00 Tax Preparation	-	41.67	41.67	-	333.36	333.36	500.00
5430-00 Legal	80.00	1,250.00	1,170.00	2,725.00	10,000.00	7,275.00	15,000.00
5450-00 Pool/Rec. Ctr. Administration	2,040.00	2,083.33	43.33	16,320.00	16,666.64	346.64	25,000.00
Total Professional Services	\$16,566.70	\$18,230.00	\$1,663.30	\$135,151.20	\$145,840.00	\$10,688.80	\$218,760.00
Insurance & Taxes							
5540-00 Insurance Expense	7,067.91	16,666.67	9,598.76	75,891.70	133,333.36	57,441.66	200,000.00
5550-00 Taxes	437.17	583.33	146.16	2,137.17	4,666.64	2,529.47	7,000.00
Total Insurance & Taxes	\$7,505.08	\$17,250.00	\$9,744.92	\$78,028.87	\$138,000.00	\$59,971.13	\$207,000.00
Lake Maintenance							
5620-00 Lake Maintenance	1,941.38	1,750.00	(191.38)	16,234.18	14,000.00	(2,234.18)	21,000.00
5620-01 Lake Maintenance - FC	1,428.45	1,291.67	(136.78)	8,400.14	10,333.36	1,933.22	15,500.00
5620-02 Lake Maintenance - SC	1,234.35	1,291.67	57.32	7,172.04	10,333.36	3,161.32	15,500.00
Total Lake Maintenance	\$4,604.18	\$4,333.34	(\$270.84)	\$31,806.36	\$34,666.72	\$2,860.36	\$52,000.00
Security Expense							
5750-00 Patrol Services	37,184.00	37,666.67	482.67	297,524.00	301,333.36	3,809.36	452,000.00
5760-00 Alarm Monitoring	-	37.50	37.50	10.00	300.00	290.00	450.00
5770-00 False Alarms	150.00	108.33	(41.67)	525.00	866.64	341.64	1,300.00
Total Security Expense	\$37,334.00	\$37,812.50	\$478.50	\$298,059.00	\$302,500.00	\$4,441.00	\$453,750.00
Committees							
5810-00 Community Events	3,098.50	4,166.67	1,068.17	29,970.19	33,333.36	3,363.17	50,000.00
5815-00 Tennis Coach Payments	10,948.28	833.33	(10,114.95)	18,528.28	6,666.64	(11,861.64)	10,000.00
5820-00 YOM & Christmas Decorations	-	3,250.00	3,250.00	1,085.48	26,000.00	24,914.52	39,000.00
5830-00 Parks and Trails Committee	-	-	-	15.98	-	(15.98)	-
5845-00 Crime Watch Committee	-	675.00	675.00	-	5,400.00	5,400.00	8,100.00
5850-00 National Night Out	296.78	-	(296.78)	296.78	-	(296.78)	-
5855-00 Marketing Committee	-	833.33	833.33	3,425.00	6,666.64	3,241.64	10,000.00
5865-00 Welcome Committee	-	104.17	104.17	-	833.36	833.36	1,250.00
Total Committees	\$14,343.56	\$9,862.50	(\$4,481.06)	\$53,321.71	\$78,900.00	\$25,578.29	\$118,350.00
Entry Maintenance							
6010-01 Entry Gate Maintenance - FC	920.13	1,250.00	329.87	12,384.72	10,000.00	(2,384.72)	15,000.00
6010-02 Entry Gate Maintenance - SC	297.69	833.33	535.64	2,202.91	6,666.64	4,463.73	10,000.00
6020-00 Street Cleaning- FC	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
6030-00 Street Cleaning- SC	-	100.00	100.00	-	800.00	800.00	1,200.00
6050-01 Private Street Maintenance - FC	-	83.33	83.33	119.08	666.64	547.56	1,000.00
6050-02 Private Street Maintenance - SC	-	83.33	83.33	-	666.64	666.64	1,000.00
Total Entry Maintenance	\$1,217.82	\$2,474.99	\$1,257.17	\$14,706.71	\$19,799.92	\$5,093.21	\$29,700.00
Pool							
6125-00 Pool Maint/ Repair	3,691.21	5,833.33	2,142.12	23,929.27	46,666.64	22,737.37	70,000.00
6130-00 Extra Lifeguards	-	-	-	450.00	-	(450.00)	-
6135-00 Pool Management	34,782.54	11,916.67	(22,865.87)	169,278.16	95,333.36	(73,944.80)	143,000.00
Total Pool	\$38,473.75	\$17,750.00	(\$20,723.75)	\$193,657.43	\$142,000.00	(\$51,657.43)	\$213,000.00
Amenity Center							



Income Statement
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6220-00 Electrical Repairs - Amenity Center	\$-	\$83.33	\$83.33	\$-	\$666.64	\$666.64	\$1,000.00
6225-00 Amenity Access Repairs	-	83.33	83.33	519.60	666.64	147.04	1,000.00
6230-00 Clubhouse Supplies	487.94	1,250.00	762.06	3,243.46	10,000.00	6,756.54	15,000.00
6232-00 Clubhouse Rental - Officer Fee	-	-	-	173.20	-	(173.20)	-
6235-00 Fitness Center Expense	448.57	1,833.33	1,384.76	3,776.64	14,666.64	10,890.00	22,000.00
6241-00 Key Fob Expense- FC	-	83.33	83.33	584.55	666.64	82.09	1,000.00
6242-00 Key Fob Expense- SC	-	100.00	100.00	434.55	800.00	365.45	1,200.00
6250-00 Playground Repair & Maintenance	-	1,250.00	1,250.00	22,655.71	10,000.00	(12,655.71)	15,000.00
6255-00 Tennis Court Repair & Maintenance	3,617.83	833.33	(2,784.50)	9,198.55	6,666.64	(2,531.91)	10,000.00
Total Amenity Center	\$4,554.34	\$5,516.65	\$962.31	\$40,586.26	\$44,133.20	\$3,546.94	\$66,200.00
Other Expense							
6300-00 Transfer to Reserve	-	13,500.42	13,500.42	-	108,003.36	108,003.36	162,005.00
6300-01 Transfer to Reserve - FC	-	2,216.67	2,216.67	-	17,733.36	17,733.36	26,600.00
6300-02 Transfer to Reserve - SC	-	796.67	796.67	-	6,373.36	6,373.36	9,560.00
Total Other Expense	\$-	\$16,513.76	\$16,513.76	\$-	\$132,110.08	\$132,110.08	\$198,165.00
Total OPERATING EXPENSE	\$309,820.41	\$300,585.41	(\$9,235.00)	\$2,145,190.00	\$2,404,683.28	\$259,493.28	\$3,607,025.00
Net Income:	(\$21,514.92)	\$0.01	(\$21,514.93)	\$499,851.99	\$0.08	\$499,851.91	\$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	\$42.60	\$-	\$42.60	\$228.46	\$-	\$228.46	\$-
4050-95 Interest Income - Reserve SC	72.40	-	72.40	361.72	-	361.72	-
4050-99 Interest Income - Reserve	528.76	-	528.76	4,873.04	-	4,873.04	-
Total Income	\$643.76	\$-	\$643.76	\$5,463.22	\$-	\$5,463.22	\$-
Total RESERVE INCOME	\$643.76	\$-	\$643.76	\$5,463.22	\$-	\$5,463.22	\$-
Net Reserve:	\$643.76	\$0.00	\$643.76	\$5,463.22	\$0.00	\$5,463.22	\$0.00



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: August 2021

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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	\$141.52	\$147.81	\$99.67	\$45.49	\$49.93	\$41.39	\$41.64	\$30.91	\$-	\$-	\$-	\$-	\$598.36
4110-00 Maintenance Assessment	239,890.83	239,890.83	239,890.83	239,890.83	239,890.83	239,890.83	239,890.83	240,027.91	-	-	-	-	1,919,263.72
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	4,997.50	4,997.50	4,997.50	4,997.50	4,997.50	4,997.50	4,997.50	4,997.50	-	-	-	-	39,980.00
4115-00 Pro-rated Assessment	-	-	-	880.96	-	-	-	-	-	-	-	-	880.96
4117-00 Fall Creek Commercial/Comm Services - Shared	100,000.00	-	-	-	-	197,000.00	-	-	-	-	-	-	297,000.00
4120-00 Builder Assessment	45.42	45.42	45.42	(393.57)	45.42	45.42	45.42	45.42	-	-	-	-	(75.63)
4135-00 Capital Improvement Fee	475.00	793.75	-	475.00	-	825.00	-	3,495.15	-	-	-	-	6,063.90
4210-00 Late Fee Income	1,477.75	15,651.92	9,476.92	6,990.47	5,732.83	5,379.71	3,992.60	3,959.58	-	-	-	-	52,661.78
4220-00 Fine Income	450.00	550.00	50.00	-	200.00	350.00	(50.00)	-	-	-	-	-	1,550.00
4230-00 Gate Entry Access Income	-	-	-	75.00	-	150.00	100.00	-	-	-	-	-	325.00
4230-01 Gate Entry Access Income - FC	-	-	-	-	-	-	-	50.00	-	-	-	-	50.00
4230-02 Gate Entry Access Income - SC	50.00	-	-	-	-	-	150.00	-	-	-	-	-	200.00
4235-00 Amenity Access Income	-	-	50.00	25.00	475.00	575.00	1,658.00	300.00	-	-	-	-	3,083.00
4236-00 Clubhouse Rental and Cleaning	-	-	400.00	1,000.00	(2,000.00)	500.00	(1,450.00)	-	-	-	-	-	(1,550.00)
4237-00 Clubhouse Rental	450.00	-	-	950.00	1,900.00	500.00	-	-	-	-	-	-	3,800.00
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
4265-00 Tennis Income	436.05	6,734.88	(5,620.63)	-	290.70	9,920.42	2,626.64	(397.24)	-	-	-	-	13,990.82
4400-00 Misc. Income	-	400.00	-	-	-	20,450.00	-	-	-	-	-	-	20,850.00
Total Income	384,210.33	305,008.37	285,185.97	290,732.94	287,378.47	516,421.53	287,798.89	288,305.49	-	-	-	-	2,645,041.99
Total OPERATING INCOME	384,210.33	305,008.37	285,185.97	290,732.94	287,378.47	516,421.53	287,798.89	288,305.49	-	-	-	-	2,645,041.99
OPERATING EXPENSE													
General Maintenance													
5110-00 General Maint./Repairs	8,733.62	2,818.97	1,567.46	1,834.15	11,813.18	8,192.90	4,743.14	1,953.63	-	-	-	-	41,657.05
5110-01 General Maint./Repairs - FC	-	-	358.85	-	-	358.85	83.23	-	-	-	-	-	800.93



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5110-02 General	\$86.60	\$86.60	\$2,590.24	\$-	\$-	\$303.64	\$-	\$-	\$-	\$-	\$-	\$-	\$3,067.08
Maint./Repairs - SC													
5111-00 Lighting Repair & Maintenance	19,894.95	-	729.99	1,069.97	5,670.00	3,334.95	-	4,964.96	-	-	-	-	35,664.82
5140-00 Landscape Maintenance Contract	81,591.30	81,591.30	84,991.30	82,767.75	91,263.44	69,389.58	85,401.70	81,591.30	-	-	-	-	658,587.67
5145-00 Landscape Extras & Improvement	6,154.02	47,700.95	1,055.44	-	-	13,941.54	-	32,130.08	-	-	-	-	100,982.03
5145-01 Landscape Extras & Improvement - FC	1,813.19	-	-	-	-	-	-	-	-	-	-	-	1,813.19
5145-02 Landscape Extras & Improvement - SC	-	-	-	-	-	757.75	-	1,515.50	-	-	-	-	2,273.25
5150-00 Irrigation Maint/Repairs	-	-	1,931.58	5,677.94	5,682.55	6,497.28	-	2,018.16	-	-	-	-	21,807.51
5152-00 Irrigation Maint/Repairs - FC	-	-	-	-	947.38	-	-	-	-	-	-	-	947.38
5155-00 Fence Maintenance & Repair	1,171.45	-	-	-	-	2,844.51	26,090.00	-	-	-	-	-	30,105.96
5156-00 Fence Maintenance/Repair- FC	-	-	-	297.69	-	-	-	-	-	-	-	-	297.69
5157-00 Fence Maintenance/Repairs- SC	-	-	-	297.69	-	-	-	-	-	-	-	-	297.69
5160-00 Cleaning Services	1,999.10	715.00	967.84	1,729.10	1,638.47	2,777.57	2,790.67	1,793.47	-	-	-	-	14,411.22
5170-00 Site Signs	-	-	-	-	-	-	2,643.70	-	-	-	-	-	2,643.70
5175-00 Sign Maintenance	-	-	-	-	1,011.98	-	191.44	-	-	-	-	-	1,203.42
5180-00 Pest Control	-	800.00	-	584.56	292.28	584.56	-	1,012.15	-	-	-	-	3,273.55
5185-00 Holiday Decorating	-	-	-	-	-	-	25,980.22	-	-	-	-	-	25,980.22
Total General	121,444.23	133,712.82	94,192.70	94,258.85	118,319.28	108,983.13	147,924.10	126,979.25	-	-	-	-	945,814.36
Maintenance													
Utilities													
5220-00 Water / Sewer	23,240.37	7,179.65	1,587.07	7,703.23	1,344.05	3,748.97	14,811.37	22,644.45	-	-	-	-	82,259.16
5225-00 Water - Sprinkler System	-	-	4,726.27	-	17,823.23	10,612.62	-	-	-	-	-	-	33,162.12
5230-00 Streetlight Electric	17,411.12	17,507.89	14,451.78	19,169.60	17,503.14	17,755.46	17,823.30	18,404.54	-	-	-	-	140,026.83
5240-00 Telephone	719.52	451.04	716.22	437.98	721.29	762.75	630.16	461.90	-	-	-	-	4,900.86
5240-01 Telephone - FC	322.49	397.72	397.72	397.72	397.72	397.72	397.72	397.72	-	-	-	-	3,106.53
5240-02 Telephone - SC	397.72	322.49	322.49	322.49	322.49	322.49	322.49	322.49	-	-	-	-	2,655.15
5250-00 Gas Service	666.65	683.97	518.82	396.75	22.82	22.43	626.25	46.92	-	-	-	-	2,984.61
5260-00 Cable TV	123.62	123.62	123.62	123.62	123.62	123.62	123.62	217.36	-	-	-	-	1,082.70
5270-00 Trash Collection	-	361.85	365.71	371.37	371.37	371.37	373.21	374.13	-	-	-	-	2,589.01
Total Utilities	42,881.49	27,028.23	23,209.70	28,922.76	38,629.73	34,117.43	35,108.12	42,869.51	-	-	-	-	272,766.97
Administrative													
5310-00 General Administrative	3,604.56	7,541.41	4,827.76	3,272.94	4,814.90	5,056.20	1,997.05	10,945.67	-	-	-	-	42,060.49



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5311-00 Meeting Expense	\$238.22	\$19.48	\$149.24	\$195.48	\$388.74	\$247.17	\$251.15	\$401.33	\$-	\$-	\$-	\$-	\$1,890.81
5325-00 Storage Fees	400.00	200.00	-	200.00	-	1,497.60	-	570.00	-	-	-	-	2,867.60
5335-00 Internet/Web Services	3,058.77	2,018.87	4,010.20	3,210.00	2,806.95	3,317.86	2,806.95	3,455.22	-	-	-	-	24,684.82
5360-00 Office Supplies	-	-	-	-	-	178.58	2,018.83	-	-	-	-	-	2,197.41
5370-00 Licenses/Fees/Permits	-	-	750.00	-	-	120.00	-	-	-	-	-	-	870.00
5380-00 Contributions/Donations	-	-	-	-	6,720.00	-	-	-	-	-	-	-	6,720.00
Total Administrative	7,301.55	9,779.76	9,737.20	6,878.42	14,730.59	10,417.41	7,073.98	15,372.22	-	-	-	-	81,291.13
Professional Services													
5410-00 Management Fee	13,894.38	15,093.30	14,363.46	14,389.43	14,535.14	14,660.05	14,723.74	14,446.70	-	-	-	-	116,106.20
5430-00 Legal	-	-	-	980.00	580.00	910.00	175.00	80.00	-	-	-	-	2,725.00
5450-00 Pool/Rec. Ctr. Administration	2,040.00	2,040.00	2,040.00	2,040.00	2,040.00	2,040.00	2,040.00	2,040.00	-	-	-	-	16,320.00
Total Professional Services	15,934.38	17,133.30	16,403.46	17,409.43	17,155.14	17,610.05	16,938.74	16,566.70	-	-	-	-	135,151.20
Insurance & Taxes													
5540-00 Insurance Expense	17,435.98	16,048.26	7,067.91	7,067.91	7,067.91	7,067.91	7,067.91	7,067.91	-	-	-	-	75,891.70
5550-00 Taxes	-	-	-	-	1,700.00	-	-	437.17	-	-	-	-	2,137.17
Total Insurance & Taxes	17,435.98	16,048.26	7,067.91	7,067.91	8,767.91	7,067.91	7,067.91	7,505.08	-	-	-	-	78,028.87
Lake Maintenance													
5620-00 Lake Maintenance	1,415.95	1,628.67	2,796.95	2,385.78	1,966.91	1,366.76	2,731.78	1,941.38	-	-	-	-	16,234.18
5620-01 Lake Maintenance - FC	1,036.40	1,042.89	900.00	260.16	1,475.95	900.00	1,356.29	1,428.45	-	-	-	-	8,400.14
5620-02 Lake Maintenance - SC	642.43	794.91	885.78	600.00	885.78	742.89	1,385.90	1,234.35	-	-	-	-	7,172.04
Total Lake Maintenance	3,094.78	3,466.47	4,582.73	3,245.94	4,328.64	3,009.65	5,473.97	4,604.18	-	-	-	-	31,806.36
Security Expense													
5750-00 Patrol Services	36,271.00	37,184.00	37,184.00	37,869.00	37,184.00	37,464.00	37,184.00	37,184.00	-	-	-	-	297,524.00
5760-00 Alarm Monitoring	-	-	-	-	10.00	-	-	-	-	-	-	-	10.00
5770-00 False Alarms	-	150.00	-	75.00	75.00	75.00	-	150.00	-	-	-	-	525.00
Total Security Expense	36,271.00	37,334.00	37,184.00	37,944.00	37,269.00	37,539.00	37,184.00	37,334.00	-	-	-	-	298,059.00
Committees													
5810-00 Community Events	10.81	1,623.65	7,655.87	578.38	16,501.26	(788.11)	1,289.83	3,098.50	-	-	-	-	29,970.19
5815-00 Tennis Coach	880.00	-	-	4,900.00	1,800.00	-	-	10,948.28	-	-	-	-	18,528.28
5820-00 YOM & Christmas Decorations	398.96	-	-	-	-	-	686.52	-	-	-	-	-	1,085.48
5830-00 Parks and Trails Committee	-	-	15.98	-	-	-	-	-	-	-	-	-	15.98
5850-00 National Night Out	-	-	-	-	-	-	-	296.78	-	-	-	-	296.78
5855-00 Marketing Committee	-	1,200.00	-	1,200.00	-	-	1,025.00	-	-	-	-	-	3,425.00
Total Committees	1,289.77	2,823.65	7,671.85	6,678.38	18,301.26	(788.11)	3,001.35	14,343.56	-	-	-	-	53,321.71



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Entry Maintenance													
6010-01 Entry Gate Maintenance - FC	\$297.69	\$416.77	\$1,344.47	\$297.69	\$17,025.18	(\$8,214.90)	\$297.69	\$920.13	\$-	\$-	\$-	\$-	\$12,384.72
6010-02 Entry Gate Maintenance - SC	297.69	297.69	297.69	297.69	119.08	297.69	297.69	297.69	-	-	-	-	2,202.91
6050-01 Private Street Maintenance - FC	-	-	-	-	-	-	119.08	-	-	-	-	-	119.08
Total Entry Maintenance	595.38	714.46	1,642.16	595.38	17,144.26	(7,917.21)	714.46	1,217.82	-	-	-	-	14,706.71
Pool													
6125-00 Pool Maint/ Repair	3,363.17	1,651.36	10,129.39	2,594.19	539.95	-	1,960.00	3,691.21	-	-	-	-	23,929.27
6130-00 Extra Lifeguards	-	-	-	-	-	-	450.00	-	-	-	-	-	450.00
6135-00 Pool Management	2,354.44	2,354.44	2,804.44	10,194.86	25,667.75	45,451.15	45,668.54	34,782.54	-	-	-	-	169,278.16
Total Pool	5,717.61	4,005.80	12,933.83	12,789.05	26,207.70	45,451.15	48,078.54	38,473.75	-	-	-	-	193,657.43
Amenity Center													
6225-00 Amenity Access Repairs	-	-	-	-	519.60	-	-	-	-	-	-	-	519.60
6230-00 Clubhouse Supplies	76.81	203.47	-	601.10	842.47	254.23	777.44	487.94	-	-	-	-	3,243.46
6232-00 Clubhouse Rental - Officer Fee	-	-	-	-	173.20	-	-	-	-	-	-	-	173.20
6235-00 Fitness Center Expense	69.69	378.88	795.16	437.74	908.63	436.00	301.97	448.57	-	-	-	-	3,776.64
6241-00 Key Fob Expense-FC	-	-	-	584.55	-	-	-	-	-	-	-	-	584.55
6242-00 Key Fob Expense-SC	-	(150.00)	-	584.55	-	-	-	-	-	-	-	-	434.55
6250-00 Playground Repair & Maintenance	19,010.93	-	3,644.78	-	-	-	-	-	-	-	-	-	22,655.71
6255-00 Tennis Court Repair & Maintenance	333.82	572.50	2,681.88	-	1,458.84	-	533.68	3,617.83	-	-	-	-	9,198.55
Total Amenity Center	19,491.25	1,004.85	7,121.82	2,207.94	3,902.74	690.23	1,613.09	4,554.34	-	-	-	-	40,586.26
Total OPERATING EXPENSE	271,457.42	253,051.60	221,747.36	217,998.06	304,756.25	256,180.64	310,178.26	309,820.41	-	-	-	-	2,145,190.00
Net Income:	112,752.91	51,956.77	63,438.61	72,734.88	(17,377.78)	260,240.89	(22,379.37)	(21,514.92)	-	-	-	-	499,851.99



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RESERVE INCOME													
Income													
4050-90 Interest Income - Reserve FC	\$7.57	\$5.55	\$3.94	\$42.95	\$41.70	\$42.04	\$42.11	\$42.60	\$-	\$-	\$-	\$-	\$228.46
4050-95 Interest Income - Reserve SC	1.70	1.28	1.01	72.45	70.42	71.89	70.57	72.40	-	-	-	-	361.72
4050-99 Interest Income - Reserve	791.46	726.03	225.17	1,035.47	526.06	513.57	526.52	528.76	-	-	-	-	4,873.04
Total Income	800.73	732.86	230.12	1,150.87	638.18	627.50	639.20	643.76	-	-	-	-	5,463.22
Total RESERVE INCOME	800.73	732.86	230.12	1,150.87	638.18	627.50	639.20	643.76	-	-	-	-	5,463.22
Net Reserve:	800.73	732.86	230.12	1,150.87	638.18	627.50	639.20	643.76	-	-	-	-	5,463.22