



Balance Sheet

Fall Creek Homeowners Association, Inc.
End Date: 12/31/2019

Date: 1/14/2020
Time: 12:36 pm
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	Operating	Reserve	Total
Assets			
Current Assets			
Veritex Bank Operating	\$1,075,260.76	\$0.00	\$1,075,260.76
Veritex Bank Money Market	\$0.00	\$1.71	\$1.71
Veritex Bank Operating Fairway Crossing	\$147,540.59	\$0.00	\$147,540.59
Veritex Bank Reserve Fairway Crossing	\$0.00	\$42,535.08	\$42,535.08
Veritex Bank Operating Serrano Creek	\$69,889.70	\$0.00	\$69,889.70
Veritex Bank SC Reserve	\$0.00	\$8,020.24	\$8,020.24
Veritex Bank Social Committee Debit Card	\$9,006.12	\$0.00	\$9,006.12
Veritex Bank Tennis Team Operating	\$11,484.45	\$0.00	\$11,484.45
Pacific Premier Money Market	\$0.00	\$5,465.02	\$5,465.02
Pacific Premier ICS	\$0.00	\$507,738.94	\$507,738.94
Alliance *6017 52w 1.25% CDARS	\$0.00	\$1,014,909.17	\$1,014,909.17
Alliance Capital Reserve	\$0.00	\$3,832.61	\$3,832.61
Alliance Fairway Crossing Reserve	\$0.00	\$3,810.34	\$3,810.34
Alliance Serrano Creek Reserve	\$0.00	\$3,826.70	\$3,826.70
AAB Capital Reserve 6m 1.95% 4/20 *5601 CD	\$0.00	\$104,215.31	\$104,215.31
AAB Fairway Crossing 6m 1.95% 4/20 *0945 CD	\$0.00	\$35,066.98	\$35,066.98
AAB Serrano Creek 6m 1.95% 4/20 *2519 CD	\$0.00	\$89,534.04	\$89,534.04
AAB ICS Capital Reserve	\$0.00	\$100,319.17	\$100,319.17
AAB ICS Fairway Crossing Reserve	\$0.00	\$31,241.73	\$31,241.73
AAB ICS Serrano Creek Reserve	\$0.00	\$85,676.19	\$85,676.19
Total: Current Assets	\$1,313,181.62	\$2,036,193.23	\$3,349,374.85
Accounts Receivable			
Accounts Receivable	\$256,386.26	\$0.00	\$256,386.26
Allowance For Doubtful Accounts	(\$82,236.93)	\$0.00	(\$82,236.93)
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	\$25.00	\$0.00	\$25.00
Total: Accounts Receivable	\$496,698.96	\$1,608,304.95	\$2,105,003.91
Other Assets			
Prepaid Insurances	\$4,768.03	\$0.00	\$4,768.03
Prepaid Expenses	\$16,005.24	\$0.00	\$16,005.24
Total: Other Assets	\$20,773.27	\$0.00	\$20,773.27
Total: Assets	\$1,830,653.85	\$3,644,498.18	\$5,475,152.03
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$42,684.02	\$0.00	\$42,684.02
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
Fall Creek CSO - Enhancement Fee	\$61,630.09	\$0.00	\$61,630.09
Clubhouse Rental Deposits	\$500.00	\$0.00	\$500.00
Deposits - ARC	\$40,407.92	\$0.00	\$40,407.92
Prepaid Assessments	\$1,132,872.95	\$0.00	\$1,132,872.95
A/P Spectrum Collections	\$39,514.29	\$0.00	\$39,514.29
Total: Current Liabilities	\$3,158,612.55	\$89,826.30	\$3,248,438.85
Equity			
Retained Earnings - Operating Fund	(\$1,273,367.54)	\$0.00	(\$1,273,367.54)



Balance Sheet

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	Operating	Reserve	Total
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	\$3,200,185.14	\$3,200,185.14
Total: Equity	(\$1,012,855.74)	\$3,530,574.31	\$2,517,718.57
Total Net Income Gain / Loss	(\$315,102.96)	\$24,097.57	(\$291,005.39)
Total: Liabilities & Equity	\$1,830,653.85	\$3,644,498.18	\$5,475,152.03



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	\$-	\$-	\$-	(\$270.00)	\$-	(\$270.00)	\$-
4110-00 Maintenance Assessment	206,289.25	207,575.00	(1,285.75)	2,443,958.50	2,490,900.00	(46,941.50)	2,490,900.00
4111-01 Fairway Crossing Assessment	7,816.63	7,816.63	-	93,800.00	93,800.00	-	93,800.00
4111-02 Serrano Creek Assessment	4,266.63	4,200.00	66.63	50,400.00	50,400.00	-	50,400.00
4115-00 Pro-rated Assessment	804.25	2,916.63	(2,112.38)	33,050.11	35,000.00	(1,949.89)	35,000.00
4117-00 Fall Creek Commercial/Comm Services - Shared	145,000.00	16,666.63	128,333.37	266,000.00	200,000.00	66,000.00	200,000.00
4120-00 Builder Assessment	1,882.45	3,839.62	(1,957.17)	18,357.98	46,075.00	(27,717.02)	46,075.00
4121-00 Pro-rated Builder Assessment	-	-	-	(475.00)	-	(475.00)	-
4135-00 Capital Improvement Fee	3,203.75	5,833.37	(2,629.62)	64,072.91	70,000.00	(5,927.09)	70,000.00
4210-00 Late Fee Income	2,481.56	2,500.00	(18.44)	51,238.12	30,000.00	21,238.12	30,000.00
4220-00 Fine Income	(800.00)	-	(800.00)	(200.00)	-	(200.00)	-
4230-00 Gate Entry Access Income	-	-	-	720.00	-	720.00	-
4235-00 Amenity Access Income	125.00	500.00	(375.00)	3,335.00	6,000.00	(2,665.00)	6,000.00
4236-00 Clubhouse Rental and Cleaning	(1,000.00)	-	(1,000.00)	7,275.00	-	7,275.00	-
4237-00 Clubhouse Rental	-	333.37	(333.37)	10,595.00	4,000.00	6,595.00	4,000.00
4238-00 Clubhouse Rental - Officer Fee	-	-	-	1,280.00	-	1,280.00	-
4240-00 Security Reimbursement - WCID 96	27,979.60	27,979.00	0.60	335,755.20	335,748.00	7.20	335,748.00
4251-00 Allowance for Delinquent Assessments 5%	-	(6,227.25)	6,227.25	(22,530.27)	(74,727.00)	52,196.73	(74,727.00)
4253-00 Delinquent Assessments 5%- FC	-	(231.00)	231.00	-	(2,772.00)	2,772.00	(2,772.00)
4255-00 Deliq. Assessments 5% -SC	-	(125.00)	125.00	-	(1,500.00)	1,500.00	(1,500.00)
4260-00 Foundation Income	-	10,000.00	(10,000.00)	(637.50)	120,000.00	(120,637.50)	120,000.00
4265-00 Tennis Income	1,895.64	1,000.00	895.64	17,024.74	12,000.00	5,024.74	12,000.00
4300-00 Welcome Committee - Paid Advertising	-	-	-	2,750.00	-	2,750.00	-
4400-00 Misc. Income	-	-	-	2,810.00	-	2,810.00	-
Total Income	\$399,944.76	\$284,577.00	\$115,367.76	\$3,378,309.79	\$3,414,924.00	(\$36,614.21)	\$3,414,924.00
Total OPERATING INCOME	\$399,944.76	\$284,577.00	\$115,367.76	\$3,378,309.79	\$3,414,924.00	(\$36,614.21)	\$3,414,924.00
OPERATING EXPENSE							
General Maintenance							
5110-00 General Maint./Repairs	1,125.18	5,416.63	4,291.45	63,901.11	65,000.00	1,098.89	65,000.00
5110-01 General Maint./Repairs - FC	-	83.37	83.37	3,153.75	1,000.00	(2,153.75)	1,000.00
5110-02 General Maint./Repairs - SC	775.00	83.37	(691.63)	4,196.76	1,000.00	(3,196.76)	1,000.00
5111-00 Lighting Repair & Maintenance	10,644.50	833.37	(9,811.13)	107,304.00	10,000.00	(97,304.00)	10,000.00
5140-00 Landscape Maintenance Contract	76,454.88	64,132.52	(12,322.36)	944,272.16	769,589.69	(174,682.47)	769,589.69
5145-00 Landscape Extras & Improvement	-	16,666.63	16,666.63	346,257.10	200,000.00	(146,257.10)	200,000.00
5145-01 Landscape Extras & Improvement - FC	-	500.00	500.00	10,041.12	6,000.00	(4,041.12)	6,000.00
5145-02 Landscape Extras & Improvement - SC	-	500.00	500.00	6,965.33	6,000.00	(965.33)	6,000.00
5150-00 Irrigation Maint/ Repairs	-	4,166.63	4,166.63	95,855.09	50,000.00	(45,855.09)	50,000.00
5151-00 Irrigation Maint/ Repairs - SC	-	-	-	1,714.24	-	(1,714.24)	-
5155-00 Fence Maintenance & Repair	1,160.00	2,500.00	1,340.00	21,962.92	30,000.00	8,037.08	30,000.00
5156-00 Fence Maintenance/Repair- FC	-	833.37	833.37	10,781.51	10,000.00	(781.51)	10,000.00
5157-00 Fence Maintenance/Repairs- SC	-	416.63	416.63	1,174.00	5,000.00	3,826.00	5,000.00
5160-00 Cleaning Services	1,363.47	1,250.00	(113.47)	21,251.64	15,000.00	(6,251.64)	15,000.00
5170-00 Site Signs	-	666.63	666.63	4,400.00	8,000.00	3,600.00	8,000.00
5175-00 Sign Maintenance	-	541.63	541.63	-	6,500.00	6,500.00	6,500.00
5180-00 Pest Control	-	1,083.37	1,083.37	11,609.76	13,000.00	1,390.24	13,000.00
Total General Maintenance	\$91,523.03	\$99,674.15	\$8,151.12	\$1,654,840.49	\$1,196,089.69	(\$458,750.80)	\$1,196,089.69
Utilities							
5215-00 Electric - Recreation Center	-	-	-	357.23	-	(357.23)	-
5220-00 Water / Sewer	13,628.99	18,333.37	4,704.38	203,018.24	220,000.00	16,981.76	220,000.00
5230-00 Streetlight Electric	44,478.14	23,333.37	(21,144.77)	268,444.31	280,000.00	11,555.69	280,000.00



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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5240-00 Telephone	\$1,605.26	\$1,166.63	(\$438.63)	\$14,485.40	\$14,000.00	(\$485.40)	\$14,000.00
5240-01 Telephone - FC	-	116.63	116.63	157.44	1,400.00	1,242.56	1,400.00
5240-02 Telephone - SC	-	100.00	100.00	(110.10)	1,200.00	1,310.10	1,200.00
5250-00 Gas Service	190.95	291.63	100.68	4,013.82	3,500.00	(513.82)	3,500.00
5260-00 Cable TV	99.57	133.37	33.80	1,387.31	1,600.00	212.69	1,600.00
5270-00 Trash Collection	375.65	500.00	124.35	4,558.73	6,000.00	1,441.27	6,000.00
Total Utilities	\$60,378.56	\$43,975.00	(\$16,403.56)	\$496,312.38	\$527,700.00	\$31,387.62	\$527,700.00
Administrative							
5310-00 General Administrative	7,850.84	4,166.63	(3,684.21)	58,269.46	50,000.00	(8,269.46)	50,000.00
5311-00 Meeting Expense	108.07	416.63	308.56	8,375.74	5,000.00	(3,375.74)	5,000.00
5325-00 Storage Fees	-	100.00	100.00	1,299.00	1,200.00	(99.00)	1,200.00
5335-00 Internet/Web Services	4,722.05	1,500.00	(3,222.05)	26,329.56	18,000.00	(8,329.56)	18,000.00
5350-00 NSF- Processing Fee	(25.00)	-	25.00	-	-	-	-
5360-00 Office Supplies	-	-	-	641.40	-	(641.40)	-
5370-00 Licenses/Fees/Permits	-	83.37	83.37	170.00	1,000.00	830.00	1,000.00
5380-00 Contributions/Donations	-	833.37	833.37	5,000.00	10,000.00	5,000.00	10,000.00
5730-00 Recov. Transfer/ Refinance Fee	(170.00)	-	170.00	170.00	-	(170.00)	-
Total Administrative	\$12,485.96	\$7,100.00	(\$5,385.96)	\$100,255.16	\$85,200.00	(\$15,055.16)	\$85,200.00
Professional Services							
5402-00 Other Professional Services	-	6,250.00	6,250.00	525.40	75,000.00	74,474.60	75,000.00
5410-00 Management Fee	11,560.84	13,761.75	2,200.91	168,399.25	165,141.00	(3,258.25)	165,141.00
5420-00 Audit	-	500.00	500.00	5,700.00	6,000.00	300.00	6,000.00
5425-00 Tax Preparation	-	29.13	29.13	450.00	350.00	(100.00)	350.00
5430-00 Legal	162.50	2,083.37	1,920.87	9,479.39	25,000.00	15,520.61	25,000.00
5450-00 Pool/Rec. Ctr. Administration	1,975.00	2,083.37	108.37	25,878.98	25,000.00	(878.98)	25,000.00
Total Professional Services	\$13,698.34	\$24,707.62	\$11,009.28	\$210,433.02	\$296,491.00	\$86,057.98	\$296,491.00
Insurance & Taxes							
5540-00 Insurance Expense	4,660.04	5,833.37	1,173.33	48,314.37	70,000.00	21,685.63	70,000.00
5550-00 Taxes	89.58	500.00	410.42	2,526.63	6,000.00	3,473.37	6,000.00
Total Insurance & Taxes	\$4,749.62	\$6,333.37	\$1,583.75	\$50,841.00	\$76,000.00	\$25,159.00	\$76,000.00
Lake Maintenance							
5620-00 Lake Maintenance	2,005.28	1,458.37	(546.91)	19,492.82	17,500.00	(1,992.82)	17,500.00
5620-01 Lake Maintenance - FC	999.90	1,125.00	125.10	13,729.13	13,500.00	(229.13)	13,500.00
5620-02 Lake Maintenance - SC	709.90	1,125.00	415.10	14,352.29	13,500.00	(852.29)	13,500.00
5630-00 Lake Chemicals	-	208.37	208.37	259.80	2,500.00	2,240.20	2,500.00
5630-01 Lake Chemicals - FC	-	166.63	166.63	259.80	2,000.00	1,740.20	2,000.00
5630-02 Lake Chemicals - SC	-	166.63	166.63	259.80	2,000.00	1,740.20	2,000.00
5640-00 Lake Fountain Maint.	-	458.37	458.37	1,389.30	5,500.00	4,110.70	5,500.00
Total Lake Maintenance	\$3,715.08	\$4,708.37	\$993.29	\$49,742.94	\$56,500.00	\$6,757.06	\$56,500.00
Security Expense							
5750-00 Patrol Services	35,278.12	35,833.37	555.25	417,418.02	430,000.00	12,581.98	430,000.00
5760-00 Alarm Monitoring	-	37.50	37.50	518.94	450.00	(68.94)	450.00
5770-00 False Alarms	225.00	29.13	(195.87)	1,510.00	350.00	(1,160.00)	350.00
Total Security Expense	\$35,503.12	\$35,900.00	\$396.88	\$419,446.96	\$430,800.00	\$11,353.04	\$430,800.00
Committees							
5810-00 Community Events	17,120.45	3,333.37	(13,787.08)	59,364.35	40,000.00	(19,364.35)	40,000.00
5815-00 Tennis Coach Payments	1,410.00	1,000.00	(410.00)	6,309.98	12,000.00	5,690.02	12,000.00
5820-00 YOM & Christmas Decorations	(1,595.00)	-	1,595.00	41,651.98	-	(41,651.98)	-
5830-00 Parks and Trails Committee	-	1,250.00	1,250.00	56,758.32	15,000.00	(41,758.32)	15,000.00
5840-00 Pool capital projects - Pool committee	-	7,083.37	7,083.37	10,695.51	85,000.00	74,304.49	85,000.00
5845-00 Crime Watch Committee	14.67	291.63	276.96	2,823.36	3,500.00	676.64	3,500.00
5850-00 National Night Out	-	500.00	500.00	7,131.80	6,000.00	(1,131.80)	6,000.00
5855-00 Marketing Committee	800.00	-	(800.00)	30,587.85	-	(30,587.85)	-
5865-00 Welcome Committee	-	-	-	6,979.92	-	(6,979.92)	-
Total Committees	\$17,750.12	\$13,458.37	(\$4,291.75)	\$222,303.07	\$161,500.00	(\$60,803.07)	\$161,500.00
Entry Maintenance							
6010-01 Entry Gate Maintenance - FC	297.69	1,250.00	952.31	6,856.24	15,000.00	8,143.76	15,000.00
6010-02 Entry Gate Maintenance - SC	425.32	1,250.00	824.68	5,906.71	15,000.00	9,093.29	15,000.00



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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6020-00 Street Cleaning- FC	\$-	\$125.00	\$125.00	\$940.42	\$1,500.00	\$559.58	\$1,500.00
6030-00 Street Cleaning- SC	-	125.00	125.00	940.42	1,500.00	559.58	1,500.00
6050-01 Private Street Maintenance - FC	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
6050-02 Private Street Maintenance - SC	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
Total Entry Maintenance	\$723.01	\$2,958.37	\$2,235.36	\$14,643.79	\$35,500.00	\$20,856.21	\$35,500.00
Pool							
6125-00 Pool Maint/ Repair	1,349.99	5,000.00	3,650.01	214,241.20	60,000.00	(154,241.20)	60,000.00
6130-00 Extra Lifeguards	-	208.37	208.37	1,098.00	2,500.00	1,402.00	2,500.00
6135-00 Pool Management	1,569.63	16,666.63	15,097.00	186,012.86	200,000.00	13,987.14	200,000.00
Total Pool	\$2,919.62	\$21,875.00	\$18,955.38	\$401,352.06	\$262,500.00	(\$138,852.06)	\$262,500.00
Amenity Center							
6220-00 Electrical Repairs - Amenity Center	-	500.00	500.00	(483.25)	6,000.00	6,483.25	6,000.00
6225-00 Amenity Access Repairs	-	208.37	208.37	6,821.91	2,500.00	(4,321.91)	2,500.00
6230-00 Clubhouse Supplies	1,846.75	1,666.63	(180.12)	12,930.35	20,000.00	7,069.65	20,000.00
6235-00 Fitness Center Expense	353.10	2,083.37	1,730.27	18,714.54	25,000.00	6,285.46	25,000.00
6240-00 Key Fob Expense	-	-	-	3,744.94	-	(3,744.94)	-
6250-00 Playground Repair & Maintenance	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
6255-00 Tennis Court Repair & Maintenance	-	833.37	833.37	15,451.86	10,000.00	(5,451.86)	10,000.00
Total Amenity Center	\$2,199.85	\$5,458.37	\$3,258.52	\$57,180.35	\$65,500.00	\$8,319.65	\$65,500.00
Other Expense							
6300-00 Transfer to Reserve	-	2,236.97	2,236.97	-	26,843.31	26,843.31	26,843.31
6300-01 Transfer to Reserve - FC	-	1,416.63	1,416.63	-	17,000.00	17,000.00	17,000.00
6300-02 Transfer to Reserve - SC	-	2,191.63	2,191.63	-	26,300.00	26,300.00	26,300.00
6310-00 Capital Improvements	-	-	-	16,061.53	-	(16,061.53)	-
6320-00 Foundation Transfer	-	10,416.63	10,416.63	-	125,000.00	125,000.00	125,000.00
Total Other Expense	\$-	\$16,261.86	\$16,261.86	\$16,061.53	\$195,143.31	\$179,081.78	\$195,143.31
Total OPERATING EXPENSE	\$245,646.31	\$282,410.48	\$36,764.17	\$3,693,412.75	\$3,388,924.00	(\$304,488.75)	\$3,388,924.00
Net Income:	\$154,298.45	\$2,166.52	\$152,131.93	(\$315,102.96)	\$26,000.00	(\$341,102.96)	\$26,000.00



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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	\$8.14	\$-	\$8.14	\$563.39	\$-	\$563.39	\$-
4050-95 Interest Income - Reserve SC	2.45	-	2.45	1,909.74	-	1,909.74	-
4050-99 Interest Income - Reserve	1,386.42	-	1,386.42	21,624.44	-	21,624.44	-
Total Income	\$1,397.01	\$-	\$1,397.01	\$24,097.57	\$-	\$24,097.57	\$-
Total RESERVE INCOME	\$1,397.01	\$-	\$1,397.01	\$24,097.57	\$-	\$24,097.57	\$-
Net Reserve:	\$1,397.01	\$0.00	\$1,397.01	\$24,097.57	\$0.00	\$24,097.57	\$0.00



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OPERATING INCOME													
Income													
4050-00 Interest Income - Operating	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	(\$270.00)	\$-	\$-	(\$270.00)
4110-00 Maintenance Assessment	214,700.00	202,350.00	191,235.00	203,585.00	203,585.00	203,585.00	203,585.00	204,289.25	203,585.00	203,585.00	203,585.00	206,289.25	2,443,958.50
4111-01 Fairway Crossing Assessment	7,816.67	7,816.67	7,816.67	7,816.67	7,816.67	7,816.67	7,816.67	7,816.67	7,816.67	7,816.67	7,816.67	7,816.63	93,800.00
4111-02 Serrano Creek Assessment	4,266.67	3,466.67	4,266.67	4,266.67	4,266.67	4,266.67	4,266.67	4,266.67	4,266.67	4,266.67	4,266.67	4,266.63	50,400.00
4115-00 Pro-rated Assessment	6,214.09	5,976.11	1,540.82	5,002.04	1,846.34	4,523.24	2,731.57	2,416.64	307.12	965.62	722.27	804.25	33,050.11
4117-00 Fall Creek Commercial/Comm Services - Shared	-	-	-	-	-	-	121,000.00	-	-	-	-	145,000.00	266,000.00
4120-00 Builder Assessment	1,005.73	70.05	6,271.90	(247.91)	1,909.76	(70.91)	977.98	1,156.28	2,203.88	1,399.63	1,799.14	1,882.45	18,357.98
4121-00 Pro-rated Builder Assessment	-	(475.00)	-	-	-	-	-	-	-	-	-	-	(475.00)
4135-00 Capital Improvement Fee	13,032.50	10,605.00	2,380.00	4,863.75	1,673.75	3,800.00	5,676.54	9,416.25	1,034.12	5,068.50	3,318.75	3,203.75	64,072.91
4210-00 Late Fee Income	129.83	14,794.07	7,479.44	4,890.85	4,188.44	3,408.08	3,321.04	3,117.56	2,743.75	2,195.09	2,488.41	2,481.56	51,238.12
4220-00 Fine Income	250.00	-	(100.00)	-	-	-	50.00	-	200.00	300.00	(100.00)	(800.00)	(200.00)
4230-00 Gate Entry Access Income	200.00	25.00	-	325.00	150.00	-	-	20.00	-	-	-	-	720.00
4235-00 Amenity Access Income	(50.00)	-	150.00	125.00	325.00	943.00	589.00	878.00	150.00	100.00	-	125.00	3,335.00
4236-00 Clubhouse Rental and Cleaning	300.00	-	500.00	1,750.00	200.00	1,800.00	-	-	-	250.00	3,475.00	(1,000.00)	7,275.00
4237-00 Clubhouse Rental	1,300.00	800.00	1,300.00	300.00	1,250.00	350.00	1,495.00	1,400.00	400.00	200.00	1,800.00	-	10,595.00
4238-00 Clubhouse Rental - Officer Fee	320.00	-	-	640.00	-	320.00	-	320.00	-	(320.00)	-	-	1,280.00
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
4251-00 Allowance for Delinquent Assessments 5%	-	-	-	-	-	-	-	-	-	(22,530.27)	-	-	(22,530.27)
4260-00 Foundation Income	-	-	(637.50)	-	-	-	-	-	-	-	-	-	(637.50)
4265-00 Tennis Income	-	1,191.92	2,107.11	-	145.35	4,823.89	-	3,925.95	1,846.15	-	1,088.73	1,895.64	17,024.74
4300-00 Welcome Committee - Paid Advertising	-	-	-	-	2,750.00	-	-	-	-	-	-	-	2,750.00
4400-00 Misc. Income	1,800.00	-	-	1,000.00	-	-	-	10.00	-	-	-	-	2,810.00
Total Income	279,265.09	274,600.09	252,289.71	262,296.67	258,086.58	263,545.24	379,489.07	267,012.87	252,532.96	231,006.51	258,240.24	399,944.76	3,378,309.79
Total OPERATING INCOME	279,265.09	274,600.09	252,289.71	262,296.67	258,086.58	263,545.24	379,489.07	267,012.87	252,532.96	231,006.51	258,240.24	399,944.76	3,378,309.79
OPERATING EXPENSE													
General Maintenance													



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5110-00 General Maint./Repairs	\$1,698.90	\$460.00	\$6,072.27	\$22,795.29	\$6,950.00	\$3,802.61	\$6,254.52	\$5,588.19	\$5,908.33	\$1,534.24	\$1,711.58	\$1,125.18	\$63,901.11
5110-01 General Maint./Repairs - FC	-	-	-	-	2,975.00	-	-	-	-	178.75	-	-	3,153.75
5110-02 General Maint./Repairs - SC	-	-	-	-	-	2,192.06	-	932.01	-	297.69	-	775.00	4,196.76
5111-00 Lighting Repair & Maintenance	42,000.00	25,000.00	9,750.00	-	11,650.00	-	-	8,024.50	-	235.00	-	10,644.50	107,304.00
5140-00 Landscape Maintenance Contract	76,454.88	87,009.26	87,009.25	78,359.63	76,854.98	79,854.88	76,454.88	76,454.88	76,454.88	76,454.88	76,454.88	76,454.88	944,272.16
5145-00 Landscape Extras & Improvement	16,636.57	52,069.86	27,903.85	36,829.72	149,271.37	6,281.40	(6,784.18)	29,910.94	17,693.04	11,783.27	4,661.26	-	346,257.10
5145-01 Landscape Extras & Improvement - FC	-	891.86	-	-	2,603.41	-	4,171.96	-	-	755.05	1,618.84	-	10,041.12
5145-02 Landscape Extras & Improvement - SC	-	-	-	-	6,965.33	-	-	-	-	-	-	-	6,965.33
5150-00 Irrigation Maint/Repairs	-	32,880.92	190.22	303.32	11,102.02	1,243.33	37,713.80	2,650.85	-	9,364.31	406.32	-	95,855.09
5151-00 Irrigation Maint/Repairs - SC	-	-	-	-	-	-	712.51	1,001.73	-	-	-	-	1,714.24
5155-00 Fence Maintenance & Repair	-	-	13,148.50	-	-	-	-	4,197.49	-	-	3,456.93	1,160.00	21,962.92
5156-00 Fence Maintenance/Repair- FC	-	-	-	-	-	-	-	1,706.51	1,174.00	7,901.00	-	-	10,781.51
5157-00 Fence Maintenance/Repairs- SC	-	-	-	-	-	-	-	-	1,174.00	-	-	-	1,174.00
5160-00 Cleaning Services	1,363.47	1,253.47	1,338.47	1,498.47	1,873.47	2,338.47	2,348.47	2,353.47	2,193.47	1,783.47	1,543.47	1,363.47	21,251.64
5170-00 Site Signs	-	1,400.00	3,000.00	-	-	-	-	-	-	-	-	-	4,400.00
5180-00 Pest Control	-	108.25	2,135.31	-	1,030.54	1,135.92	1,146.36	2,633.29	86.59	1,254.61	2,078.89	-	11,609.76
5185-00 Holiday Decorating	1,326.06	(1,326.06)	-	-	-	-	-	-	-	-	-	-	-
Total General Maintenance Utilities	139,479.88	199,747.56	150,547.87	139,786.43	271,276.12	96,848.67	122,018.32	135,453.86	104,684.31	111,542.27	91,932.17	91,523.03	1,654,840.49
5210-00 Electric - Entry/Irrigation	6,500.00	14,718.76	2,151.14	(23,369.90)	-	-	-	-	-	-	-	-	-
5215-00 Electric - Recreation Center	-	-	357.23	-	-	-	-	-	-	-	-	-	357.23
5220-00 Water / Sewer	1,097.61	237.11	1,075.14	964.35	1,096.66	4,167.19	81,741.78	3,236.99	39,765.45	34,956.02	21,050.95	13,628.99	203,018.24
5225-00 Water - Sprinkler System	2,938.01	-	3,967.50	4,004.76	6,796.27	17,485.45	(35,191.99)	-	-	-	-	-	-
5230-00 Streetlight Electric	481.30	18,677.93	15,786.73	43,300.51	134.31	36,349.65	23,814.74	21,924.95	21,308.07	21,722.04	20,465.94	44,478.14	268,444.31
5240-00 Telephone	1,366.40	1,100.72	1,880.90	856.87	1,185.96	1,123.08	1,035.11	1,079.15	1,916.34	426.04	909.57	1,605.26	14,485.40
5240-01 Telephone - FC	-	-	-	-	-	-	-	157.44	-	-	-	-	157.44
5240-02 Telephone - SC	(110.10)	-	-	-	-	-	-	-	-	-	-	-	(110.10)
5250-00 Gas Service	730.05	892.15	734.86	665.69	530.93	50.14	43.91	44.59	41.90	43.11	45.54	190.95	4,013.82



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5260-00 Cable TV	\$106.00	\$98.06	\$98.06	\$98.06	\$98.06	\$98.06	\$98.06	\$297.69	\$98.06	\$98.06	\$99.57	\$99.57	\$1,387.31
5270-00 Trash Collection	384.54	375.41	368.36	371.11	371.95	373.01	373.01	370.89	375.01	379.56	440.23	375.65	4,558.73
Total Utilities	13,493.81	36,100.14	26,419.92	26,891.45	10,214.14	59,646.58	71,914.62	27,111.70	63,504.83	57,624.83	43,011.80	60,378.56	496,312.38
Administrative													
5310-00 General	1,936.83	10,365.79	4,239.05	8,364.90	540.34	3,380.98	3,400.76	2,195.17	2,810.39	8,566.98	4,617.43	7,850.84	58,269.46
Administrative													
5311-00 Meeting Expense	511.35	487.42	3,807.61	93.28	108.42	110.73	122.59	339.03	702.14	1,867.78	117.32	108.07	8,375.74
5325-00 Storage Fees	-	-	-	1,299.00	-	-	-	-	-	-	-	-	1,299.00
5335-00 Internet/Web	272.36	669.78	1,250.34	2,775.17	2,969.96	1,991.20	2,770.33	2,991.11	3,890.64	691.09	1,335.53	4,722.05	26,329.56
Services													
5350-00 NSF- Processing	-	-	-	-	-	25.00	(25.00)	(25.00)	-	25.00	25.00	(25.00)	-
Fee													
5360-00 Office Supplies	110.20	(110.20)	30.99	-	-	-	104.61	-	329.38	176.42	-	-	641.40
5370-00	-	-	60.00	570.00	(460.00)	-	-	-	-	-	-	-	170.00
Licenses/Fees/Permits													
5380-00	-	-	-	-	-	-	-	-	-	-	5,000.00	-	5,000.00
Contributions/Donations													
5580-00 Bad Debts	-	3,157.50	7,093.42	10,415.60	260.00	199.00	-	-	1,404.75	(22,530.27)	-	-	-
5730-00 Recov. Transfer/	-	-	(570.00)	570.00	-	340.00	-	-	-	-	-	(170.00)	170.00
Refinance Fee													
5740-00 Recoverable	-	-	-	-	-	90.00	(90.00)	-	-	-	-	-	-
Collections													
Total Administrative	2,830.74	14,570.29	15,911.41	24,087.95	3,418.72	6,136.91	6,283.29	5,500.31	9,137.30	(11,203.00)	11,095.28	12,485.96	100,255.16
Professional Services													
5402-00 Other Professional	511.40	14.00	-	-	-	-	-	-	-	-	-	-	525.40
Services													
5410-00 Management Fee	13,916.05	13,917.30	14,044.59	14,052.09	14,054.59	14,057.09	14,057.09	14,058.34	14,059.59	16,560.84	14,060.84	11,560.84	168,399.25
5420-00 Audit	-	-	-	-	-	-	-	5,700.00	-	-	-	-	5,700.00
5425-00 Tax Preparation	-	450.00	-	-	-	-	-	-	-	-	-	-	450.00
5430-00 Legal	518.29	260.00	360.00	402.50	527.23	1,198.56	366.00	910.00	1,452.58	-	3,321.73	162.50	9,479.39
5450-00 Pool/Rec. Ctr.	1,975.00	3,430.97	2,698.01	3,950.00	-	3,950.00	-	3,950.00	-	1,975.00	1,975.00	1,975.00	25,878.98
Administration													
Total Professional	16,920.74	18,072.27	17,102.60	18,404.59	14,581.82	19,205.65	14,423.09	24,618.34	15,512.17	18,535.84	19,357.57	13,698.34	210,433.02
Services													
Insurance & Taxes													
5540-00 Insurance Expense	132.50	653.97	4,792.54	4,660.04	4,792.54	4,792.54	4,792.54	4,792.54	9,477.13	107.95	4,660.04	4,660.04	48,314.37
5550-00 Taxes	(2,009.17)	-	-	4,002.36	-	-	-	-	-	93.04	350.82	89.58	2,526.63
Total Insurance & Taxes	(1,876.67)	653.97	4,792.54	8,662.40	4,792.54	4,792.54	4,792.54	4,792.54	9,477.13	200.99	5,010.86	4,749.62	50,841.00
Lake Maintenance													
5620-00 Lake Maintenance	1,422.54	-	1,693.26	1,941.94	1,608.80	1,710.23	1,419.80	2,174.75	2,416.82	1,679.60	1,419.80	2,005.28	19,492.82
5620-01 Lake Maintenance -	995.04	125.04	927.69	1,243.30	564.40	1,484.91	1,129.80	1,430.52	2,089.12	1,609.61	1,129.80	999.90	13,729.13
FC													
5620-02 Lake Maintenance -	729.39	3,602.36	740.53	991.35	926.40	1,083.68	1,056.30	1,316.10	997.08	1,359.40	839.80	709.90	14,352.29
SC													



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5630-00 Lake Chemicals	\$-	\$-	\$-	\$-	\$-	\$-	\$259.80	\$-	\$-	\$-	\$-	\$-	\$259.80
5630-01 Lake Chemicals - FC	-	-	-	-	-	-	129.90	129.90	-	-	-	-	259.80
5630-02 Lake Chemicals - SC	-	-	-	-	-	-	259.80	-	-	-	-	-	259.80
5640-00 Lake Fountain Maint.	-	-	-	-	-	-	-	-	-	1,389.30	-	-	1,389.30
Total Lake Maintenance	3,146.97	3,727.40	3,361.48	4,176.59	3,099.60	4,278.82	4,255.40	5,051.27	5,503.02	6,037.91	3,389.40	3,715.08	49,742.94
Security Expense													
5750-00 Patrol Services	34,577.00	-	69,511.83	35,278.12	34,589.95	34,583.00	34,583.00	34,583.00	34,583.00	35,268.00	34,583.00	35,278.12	417,418.02
5760-00 Alarm Monitoring	-	-	-	-	-	-	-	-	-	-	518.94	-	518.94
5770-00 False Alarms	225.00	225.00	675.00	-	-	-	-	-	10.00	75.00	75.00	225.00	1,510.00
Total Security Expense	34,802.00	225.00	70,186.83	35,278.12	34,589.95	34,583.00	34,583.00	34,583.00	34,593.00	35,343.00	35,176.94	35,503.12	419,446.96
Committees													
5810-00 Community Events	141.61	8,138.33	1,866.63	6,270.47	8,545.70	1,668.56	5,843.01	591.91	1,865.25	6,878.87	433.56	17,120.45	59,364.35
5815-00 Tennis Coach	-	-	-	-	-	-	-	-	2,439.98	1,010.00	1,450.00	1,410.00	6,309.98
5820-00 YOM & Christmas	-	1,450.11	-	-	1,813.28	1,651.81	20,833.98	662.49	-	-	16,835.31	(1,595.00)	41,651.98
5830-00 Parks and Trails	-	6,829.15	-	4,059.94	3,487.50	9,998.79	29,695.44	1,042.50	990.00	655.00	-	-	56,758.32
5840-00 Pool capital projects	-	-	-	-	10,695.51	-	-	-	-	-	-	-	10,695.51
5845-00 Crime Watch	-	-	629.31	1,604.38	368.16	193.23	13.61	-	-	-	-	14.67	2,823.36
5850-00 National Night Out	-	-	-	-	-	-	-	-	4,153.07	2,803.23	175.50	-	7,131.80
5855-00 Marketing Committee	1,494.49	5,186.20	-	8,500.00	300.00	2,017.94	600.00	599.78	11,089.44	-	-	800.00	30,587.85
5865-00 Welcome Committee	-	-	(2,750.00)	-	8,280.93	627.98	96.34	258.72	465.95	-	-	-	6,979.92
Total Committees	1,636.10	21,603.79	(254.06)	20,434.79	33,491.08	16,158.31	57,082.38	3,155.40	21,003.69	11,347.10	18,894.37	17,750.12	222,303.07
Entry Maintenance													
6010-01 Entry Gate	39,547.10	1,071.69	(41,749.41)	952.62	1,169.11	433.00	297.69	2,462.69	1,001.24	795.85	576.97	297.69	6,856.24
6010-02 Entry Gate	866.77	595.38	-	297.69	589.97	297.69	297.69	297.69	476.30	714.46	1,047.75	425.32	5,906.71
6020-00 Street Cleaning- FC	-	-	-	-	-	-	-	-	-	-	940.42	-	940.42
6030-00 Street Cleaning- SC	-	-	-	-	-	-	-	-	-	-	940.42	-	940.42
Total Entry Maintenance	40,413.87	1,667.07	(41,749.41)	1,250.31	1,759.08	730.69	595.38	2,760.38	1,477.54	1,510.31	3,505.56	723.01	14,643.79
Pool													
6125-00 Pool Maint/ Repair	19,869.96	13,877.91	23,519.33	70,172.48	31,242.57	6,819.26	12,153.96	12,920.42	2,981.13	1,619.89	17,714.30	1,349.99	214,241.20
6130-00 Extra Lifeguards	-	-	-	-	270.00	-	-	-	828.00	-	-	-	1,098.00
6135-00 Pool Management	1,936.09	1,867.31	2,441.04	5,617.31	27,535.62	42,267.31	42,267.31	36,702.50	19,592.88	2,646.23	1,569.63	1,569.63	186,012.86
Total Pool	21,806.05	15,745.22	25,960.37	75,789.79	59,048.19	49,086.57	54,421.27	49,622.92	23,402.01	4,266.12	19,283.93	2,919.62	401,352.06
Amenity Center													
6220-00 Electrical Repairs -	(1,263.25)	780.00	-	-	-	-	-	-	-	-	-	-	(483.25)
6225-00 Amenity Access	-	-	5,520.75	-	565.06	562.90	-	-	173.20	-	-	-	6,821.91
Repairs													



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6230-00 Clubhouse Supplies	\$1,132.66	\$320.00	\$377.97	\$2,169.26	\$2,018.49	\$1,278.62	\$896.71	\$544.94	\$1,386.62	\$569.62	\$388.71	\$1,846.75	\$12,930.35
6235-00 Fitness Center Expense	477.59	6,277.19	5,269.07	633.49	1,243.67	179.90	794.95	2,185.97	269.85	678.95	350.81	353.10	18,714.54
6240-00 Key Fob Expense	-	(100.00)	100.00	-	-	-	-	-	-	3,744.94	-	-	3,744.94
6255-00 Tennis Court Repair & Maintenance	1,949.89	-	1,769.90	623.16	3,703.68	531.65	5,150.00	959.32	-	699.00	65.26	-	15,451.86
Total Amenity Center	2,296.89	7,277.19	13,037.69	3,425.91	7,530.90	2,553.07	6,841.66	3,690.23	1,829.67	5,692.51	804.78	2,199.85	57,180.35
Other Expense													
6310-00 Capital Improvements	-	-	9,750.00	-	6,311.53	-	-	-	-	-	-	-	16,061.53
Total Other Expense	-	-	9,750.00	-	6,311.53	-	-	-	-	-	-	-	16,061.53
Total OPERATING EXPENSE	274,950.38	319,389.90	295,067.24	358,188.33	450,113.67	294,020.81	377,210.95	296,339.95	290,124.67	240,897.88	251,462.66	245,646.31	3,693,412.75
Net Income:	4,314.71	(44,789.81)	(42,777.53)	(95,891.66)	(192,027.09)	(30,475.57)	2,278.12	(29,327.08)	(37,591.71)	(9,891.37)	6,777.58	154,298.45	(315,102.96)



Income Statement Summary - Reserve
 Fall Creek Homeowners Association, Inc.
 Fiscal Period: December 2019

Date: 1/14/2020
 Time: 12:36 pm
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
RESERVE INCOME													
Income													
4050-90 Interest Income - Reserve FC	\$102.54	\$55.97	\$54.43	\$59.09	\$58.23	\$51.05	\$57.92	\$50.95	\$40.43	\$16.17	\$8.47	\$8.14	\$563.39
4050-95 Interest Income - Reserve SC	226.14	204.71	212.87	234.87	227.94	200.21	226.93	192.10	151.74	27.31	2.47	2.45	1,909.74
4050-99 Interest Income - Reserve	589.20	804.88	5,635.82	1,564.27	1,660.27	1,584.35	1,673.68	1,815.12	1,636.03	1,519.92	1,754.48	1,386.42	21,624.44
Total Income	917.88	1,065.56	5,903.12	1,858.23	1,946.44	1,835.61	1,958.53	2,058.17	1,828.20	1,563.40	1,765.42	1,397.01	24,097.57
Total RESERVE INCOME	917.88	1,065.56	5,903.12	1,858.23	1,946.44	1,835.61	1,958.53	2,058.17	1,828.20	1,563.40	1,765.42	1,397.01	24,097.57
Net Reserve:	917.88	1,065.56	5,903.12	1,858.23	1,946.44	1,835.61	1,958.53	2,058.17	1,828.20	1,563.40	1,765.42	1,397.01	24,097.57