



Balance Sheet

Fall Creek Homeowners Association, Inc.
End Date: 05/31/2020

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	Operating	Reserve	Total
Assets			
Current Assets			
Veritex Bank Operating	\$143,207.15	\$0.00	\$143,207.15
Veritex Bank Money Market	\$0.00	\$1.71	\$1.71
Veritex Bank Operating Fairway Crossing	\$131,738.92	\$0.00	\$131,738.92
Veritex Bank Reserve Fairway Crossing	\$0.00	\$42,570.52	\$42,570.52
Veritex Bank Operating Serrano Creek	\$47,888.27	\$0.00	\$47,888.27
Veritex Bank SC Reserve	\$0.00	\$8,026.93	\$8,026.93
Veritex Bank Social Committee Debit Card	\$8,300.32	\$0.00	\$8,300.32
Veritex Bank Tennis Team Operating	\$16,479.12	\$0.00	\$16,479.12
Pacific Premier Money Market	\$0.00	\$5,468.72	\$5,468.72
Pacific Premier ICS	\$0.00	\$508,797.10	\$508,797.10
Pacific Premier Operating Money Market	\$240,128.70	\$0.00	\$240,128.70
Pacific Premier Operating Money Market ICS	\$1,622,860.01	\$0.00	\$1,622,860.01
Alliance *6017 52w 1.25% CDARS	\$0.00	\$1,018,077.52	\$1,018,077.52
Alliance Capital Reserve	\$0.00	\$3,836.16	\$3,836.16
Alliance Fairway Crossing Reserve	\$0.00	\$3,813.87	\$3,813.87
Alliance Serrano Creek Reserve	\$0.00	\$3,830.24	\$3,830.24
AAB Capital Reserve 6m .40% 10/9/20 *5601 CD	\$0.00	\$105,097.61	\$105,097.61
AAB Fairway Crossing 6m .40% 10/9/20 *0945 CD	\$0.00	\$35,363.86	\$35,363.86
AAB Serrano Creek 6m .40% 10/9/2020 *2519 CD	\$0.00	\$90,292.04	\$90,292.04
AAB ICS Capital Reserve	\$0.00	\$100,493.74	\$100,493.74
AAB ICS Fairway Crossing Reserve	\$0.00	\$31,287.23	\$31,287.23
AAB ICS Serrano Creek Reserve	\$0.00	\$85,801.01	\$85,801.01
Total: Current Assets	\$2,210,602.49	\$2,042,758.26	\$4,253,360.75
Accounts Receivable			
Accounts Receivable	\$434,787.90	\$0.00	\$434,787.90
Allowance For Doubtful Accounts	(\$72,416.43)	\$0.00	(\$72,416.43)
Due from Operating - FC	\$156,555.18	\$0.00	\$156,555.18
Due from Operating - SC	\$76,143.15	\$0.00	\$76,143.15
Due from Operating to FC Reserve	\$0.00	\$870.00	\$870.00
Due from Operating to SC Reserve	\$0.00	\$934.95	\$934.95
Due From Operating to Reserve	\$0.00	\$1,606,500.00	\$1,606,500.00
Due from Reserve to Operating	\$89,826.30	\$0.00	\$89,826.30
A/R Other	\$60.00	\$0.00	\$60.00
Total: Accounts Receivable	\$684,956.10	\$1,608,304.95	\$2,293,261.05
Other Assets			
Prepaid Insurances	\$15,479.35	\$0.00	\$15,479.35
Prepaid Expenses	\$31,870.19	\$0.00	\$31,870.19
Total: Other Assets	\$47,349.54	\$0.00	\$47,349.54
Total: Assets	\$2,942,908.13	\$3,651,063.21	\$6,593,971.34
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$5,702.54	\$0.00	\$5,702.54
Accrued Expenses	\$105,558.67	\$0.00	\$105,558.67
Due to FC Reserve	\$870.00	\$0.00	\$870.00
Payable to SC Reserve from SC Operating	\$934.95	\$0.00	\$934.95
Payable to Reserve	\$1,606,500.00	\$0.00	\$1,606,500.00
Payable to Operating from Reserve	\$0.00	\$89,826.30	\$89,826.30
Due to Fairway Crossing	\$156,555.18	\$0.00	\$156,555.18
Due to Serrano Creek	\$76,143.15	\$0.00	\$76,143.15
Deferred Revenue	\$1,673,513.40	\$0.00	\$1,673,513.40
Deferred Revenue - Fairway Crossing	\$54,716.70	\$0.00	\$54,716.70
Deferred Revenue - Serrano Creek	\$29,400.00	\$0.00	\$29,400.00
Fall Creek CSO - Enhancement Fee	\$66,910.32	\$0.00	\$66,910.32
Clubhouse Rental Deposits	\$550.00	\$0.00	\$550.00



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	Operating	Reserve	Total
Deposits - ARC	\$43,357.92	\$0.00	\$43,357.92
Prepaid Assessments	\$52,197.60	\$0.00	\$52,197.60
A/P Spectrum Collections	\$57,060.05	\$0.00	\$57,060.05
Total: Current Liabilities	\$3,929,970.48	\$89,826.30	\$4,019,796.78
Equity			
Retained Earnings - Operating Fund	(\$1,564,892.94)	\$0.00	(\$1,564,892.94)
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	(\$1,304,381.14)	\$3,554,671.88	\$2,250,290.74
Total Net Income Gain / Loss	\$317,318.79	\$6,565.03	\$323,883.82
Total: Liabilities & Equity	\$2,942,908.13	\$3,651,063.21	\$6,593,971.34



Income Statement
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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	\$317.68	\$-	\$317.68	\$368.71	\$-	\$368.71	\$-
4110-00 Maintenance Assessment	238,346.66	239,890.83	(1,544.17)	1,193,396.67	1,199,454.15	(6,057.48)	2,878,690.00
4111-01 Fairway Crossing Assessment	7,816.66	7,875.00	(58.34)	39,083.30	39,375.00	(291.70)	94,500.00
4111-02 Serrano Creek Assessment	4,200.00	4,200.00	-	21,000.00	21,000.00	-	50,400.00
4115-00 Pro-rated Assessment	-	-	-	1,950.05	-	1,950.05	-
4117-00 Fall Creek Commercial/Comm Services - Shared	-	16,666.67	(16,666.67)	75,000.00	83,333.35	(8,333.35)	200,000.00
4120-00 Builder Assessment	726.66	-	726.66	1,832.56	-	1,832.56	-
4135-00 Capital Improvement Fee	-	-	-	11,767.25	-	11,767.25	-
4210-00 Late Fee Income	7,030.89	-	7,030.89	44,448.88	-	44,448.88	-
4220-00 Fine Income	50.00	-	50.00	200.00	-	200.00	-
4230-00 Gate Entry Access Income	-	-	-	100.00	-	100.00	-
4230-02 Gate Entry Access Income - SC	-	-	-	100.00	-	100.00	-
4235-00 Amenity Access Income	-	291.67	(291.67)	225.00	1,458.35	(1,233.35)	3,500.00
4236-00 Clubhouse Rental and Cleaning	(900.00)	833.33	(1,733.33)	(870.00)	4,166.65	(5,036.65)	10,000.00
4237-00 Clubhouse Rental	-	833.33	(833.33)	1,650.00	4,166.65	(2,516.65)	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	139,898.00	139,897.90	0.10	335,755.00
4251-00 Allowance for Delinquent Assessments 5%	-	(5,225.00)	5,225.00	-	(26,125.00)	26,125.00	(62,700.00)
4265-00 Tennis Income	-	1,000.00	(1,000.00)	4,994.67	5,000.00	(5.33)	12,000.00
Total Income	\$285,568.15	\$294,345.41	(\$8,777.26)	\$1,535,465.09	\$1,471,727.05	\$63,738.04	\$3,532,145.00
Total OPERATING INCOME	\$285,568.15	\$294,345.41	(\$8,777.26)	\$1,535,465.09	\$1,471,727.05	\$63,738.04	\$3,532,145.00
OPERATING EXPENSE							
General Maintenance							
5110-00 General Maint./Repairs	3,714.21	7,500.00	3,785.79	36,439.10	37,500.00	1,060.90	90,000.00
5110-01 General Maint./Repairs - FC	-	416.67	416.67	1,201.81	2,083.35	881.54	5,000.00
5110-02 General Maint./Repairs - SC	86.60	83.33	(3.27)	644.09	416.65	(227.44)	1,000.00
5111-00 Lighting Repair & Maintenance	587.50	2,291.67	1,704.17	10,104.83	11,458.35	1,353.52	27,500.00
5140-00 Landscape Maintenance Contract	85,604.79	76,454.17	(9,150.62)	404,179.08	382,270.85	(21,908.23)	917,450.00
5145-00 Landscape Extras & Improvement	19,057.96	20,833.33	1,775.37	58,812.53	104,166.65	45,354.12	250,000.00
5145-01 Landscape Extras & Improvement - FC	-	500.00	500.00	3,876.98	2,500.00	(1,376.98)	6,000.00
5145-02 Landscape Extras & Improvement - SC	4,890.37	500.00	(4,390.37)	12,586.95	2,500.00	(10,086.95)	6,000.00
5150-00 Irrigation Maint/ Repairs	8,072.25	7,500.00	(572.25)	26,060.02	37,500.00	11,439.98	90,000.00
5151-00 Irrigation Maint/ Repairs - SC	910.24	416.67	(493.57)	1,623.16	2,083.35	460.19	5,000.00
5152-00 Irrigation Maint/ Repairs - FC	-	416.67	416.67	1,065.13	2,083.35	1,018.22	5,000.00
5155-00 Fence Maintenance & Repair	-	3,333.33	3,333.33	10,668.87	16,666.65	5,997.78	40,000.00
5156-00 Fence Maintenance/Repair- FC	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00
5157-00 Fence Maintenance/Repairs- SC	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
5160-00 Cleaning Services	2,513.82	2,083.33	(430.49)	10,903.16	10,416.65	(486.51)	25,000.00
5170-00 Site Signs	-	666.67	666.67	-	3,333.35	3,333.35	8,000.00
5175-00 Sign Maintenance	-	583.33	583.33	-	2,916.65	2,916.65	7,000.00
5180-00 Pest Control	992.66	1,083.33	90.67	3,989.93	5,416.65	1,426.72	13,000.00
5185-00 Holiday Decorating	-	2,833.33	2,833.33	-	14,166.65	14,166.65	34,000.00
Total General Maintenance	\$126,430.40	\$128,745.83	\$2,315.43	\$582,155.64	\$643,729.15	\$61,573.51	\$1,544,950.00
Utilities							
5220-00 Water / Sewer	13,355.79	15,000.00	1,644.21	36,840.43	75,000.00	38,159.57	180,000.00
5230-00 Streetlight Electric	19,938.06	20,000.00	61.94	82,570.94	100,000.00	17,429.06	240,000.00
5240-00 Telephone	1,091.17	1,166.67	75.50	5,509.82	5,833.35	323.53	14,000.00
5240-01 Telephone - FC	-	116.67	116.67	-	583.35	583.35	1,400.00
5240-02 Telephone - SC	-	100.00	100.00	-	500.00	500.00	1,200.00
5250-00 Gas Service	43.83	333.33	289.50	2,124.12	1,666.65	(457.47)	4,000.00
5260-00 Cable TV	99.57	133.33	33.76	507.82	666.65	158.83	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	\$362.52	\$425.00	\$62.48	\$2,213.03	\$2,125.00	(\$88.03)	\$5,100.00
Total Utilities	\$34,890.94	\$37,275.00	\$2,384.06	\$129,766.16	\$186,375.00	\$56,608.84	\$447,300.00
Administrative							
5310-00 General Administrative	1,172.85	4,166.67	2,993.82	15,986.30	20,833.35	4,847.05	50,000.00
5311-00 Meeting Expense	-	250.00	250.00	583.64	1,250.00	666.36	3,000.00
5325-00 Storage Fees	-	108.33	108.33	196.00	541.65	345.65	1,300.00
5335-00 Internet/Web Services	3,204.01	1,500.00	(1,704.01)	14,522.44	7,500.00	(7,022.44)	18,000.00
5360-00 Office Supplies	-	20.83	20.83	-	104.15	104.15	250.00
5370-00 Licenses/Fees/Permits	120.00	83.33	(36.67)	180.00	416.65	236.65	1,000.00
5380-00 Contributions/Donations	6,720.00	833.33	(5,886.67)	6,720.00	4,166.65	(2,553.35)	10,000.00
5390-00 Misc. Expenses	-	-	-	31.55	-	(31.55)	-
Total Administrative	\$11,216.86	\$6,962.49	(\$4,254.37)	\$38,219.93	\$34,812.45	(\$3,407.48)	\$83,550.00
Professional Services							
5402-00 Other Professional Services	-	83.33	83.33	-	416.65	416.65	1,000.00
5410-00 Management Fee	11,698.32	16,666.67	4,968.35	62,527.64	83,333.35	20,805.71	200,000.00
5420-00 Audit	-	625.00	625.00	-	3,125.00	3,125.00	7,500.00
5425-00 Tax Preparation	-	41.67	41.67	-	208.35	208.35	500.00
5430-00 Legal	-	1,250.00	1,250.00	1,950.00	6,250.00	4,300.00	15,000.00
5450-00 Pool/Rec. Ctr. Administration	1,995.00	2,083.33	88.33	9,975.00	10,416.65	441.65	25,000.00
Total Professional Services	\$13,693.32	\$20,750.00	\$7,056.68	\$74,452.64	\$103,750.00	\$29,297.36	\$249,000.00
Insurance & Taxes							
5540-00 Insurance Expense	17,435.98	5,000.00	(12,435.98)	63,148.40	25,000.00	(38,148.40)	60,000.00
5550-00 Taxes	2.94	750.00	747.06	4,013.42	3,750.00	(263.42)	9,000.00
Total Insurance & Taxes	\$17,438.92	\$5,750.00	(\$11,688.92)	\$67,161.82	\$28,750.00	(\$38,411.82)	\$69,000.00
Lake Maintenance							
5620-00 Lake Maintenance	2,063.64	1,500.00	(563.64)	9,550.96	7,500.00	(2,050.96)	18,000.00
5620-01 Lake Maintenance - FC	2,505.68	1,125.00	(1,380.68)	8,197.48	5,625.00	(2,572.48)	13,500.00
5620-02 Lake Maintenance - SC	1,009.20	1,125.00	115.80	5,182.48	5,625.00	442.52	13,500.00
5630-00 Lake Chemicals	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
5630-01 Lake Chemicals - FC	-	166.67	166.67	-	833.35	833.35	2,000.00
5630-02 Lake Chemicals - SC	-	166.67	166.67	-	833.35	833.35	2,000.00
5640-00 Lake Fountain Maint.	-	375.00	375.00	-	1,875.00	1,875.00	4,500.00
Total Lake Maintenance	\$5,578.52	\$4,708.34	(\$870.18)	\$22,930.92	\$23,541.70	\$610.78	\$56,500.00
Security Expense							
5750-00 Patrol Services	34,577.00	35,833.33	1,256.33	173,938.90	179,166.65	5,227.75	430,000.00
5760-00 Alarm Monitoring	-	37.50	37.50	-	187.50	187.50	450.00
5770-00 False Alarms	235.00	41.67	(193.33)	1,060.00	208.35	(851.65)	500.00
Total Security Expense	\$34,812.00	\$35,912.50	\$1,100.50	\$174,998.90	\$179,562.50	\$4,563.60	\$430,950.00
Committees							
5810-00 Community Events	10.81	3,750.00	3,739.19	4,434.25	18,750.00	14,315.75	45,000.00
5815-00 Tennis Coach Payments	-	1,000.00	1,000.00	7,444.00	5,000.00	(2,444.00)	12,000.00
5820-00 YOM & Christmas Decorations	662.00	416.67	(245.33)	17,896.27	2,083.35	(15,812.92)	5,000.00
5830-00 Parks and Trails Committee	2,807.50	-	(2,807.50)	5,743.93	-	(5,743.93)	-
5845-00 Crime Watch Committee	-	666.67	666.67	-	3,333.35	3,333.35	8,000.00
5855-00 Marketing Committee	-	833.33	833.33	4,029.94	4,166.65	136.71	10,000.00
5865-00 Welcome Committee	-	104.17	104.17	117.45	520.85	403.40	1,250.00
Total Committees	\$3,480.31	\$6,770.84	\$3,290.53	\$39,665.84	\$33,854.20	(\$5,811.64)	\$81,250.00
Entry Maintenance							
6010-01 Entry Gate Maintenance - FC	595.38	1,250.00	654.62	(10,600.13)	6,250.00	16,850.13	15,000.00
6010-02 Entry Gate Maintenance - SC	595.38	1,000.00	404.62	1,964.75	5,000.00	3,035.25	12,000.00
6020-00 Street Cleaning- FC	-	125.00	125.00	-	625.00	625.00	1,500.00
6030-00 Street Cleaning- SC	-	125.00	125.00	-	625.00	625.00	1,500.00
6050-01 Private Street Maintenance - FC	-	83.33	83.33	-	416.65	416.65	1,000.00
6050-02 Private Street Maintenance - SC	-	83.33	83.33	-	416.65	416.65	1,000.00
Total Entry Maintenance	\$1,190.76	\$2,666.66	\$1,475.90	(\$8,635.38)	\$13,333.30	\$21,968.68	\$32,000.00
Pool							
6125-00 Pool Maint/ Repair	3,626.57	6,250.00	2,623.43	49,557.07	31,250.00	(18,307.07)	75,000.00
6135-00 Pool Management	22,466.81	11,841.67	(10,625.14)	36,752.35	59,208.35	22,456.00	142,100.00



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Pool	\$26,093.38	\$18,091.67	(\$8,001.71)	\$86,309.42	\$90,458.35	\$4,148.93	\$217,100.00
Amenity Center							
6220-00 Electrical Repairs - Amenity Center	\$-	\$416.67	\$416.67	\$2,030.00	\$2,083.35	\$53.35	\$5,000.00
6225-00 Amenity Access Repairs	857.75	208.33	(649.42)	857.75	1,041.65	183.90	2,500.00
6230-00 Clubhouse Supplies	539.29	1,541.67	1,002.38	1,945.97	7,708.35	5,762.38	18,500.00
6235-00 Fitness Center Expense	676.32	2,083.33	1,407.01	4,170.81	10,416.65	6,245.84	25,000.00
6241-00 Key Fob Expense- FC	-	-	-	1,169.10	-	(1,169.10)	-
6250-00 Playground Repair & Maintenance	-	208.33	208.33	-	1,041.65	1,041.65	2,500.00
6255-00 Tennis Court Repair & Maintenance	-	833.33	833.33	946.78	4,166.65	3,219.87	10,000.00
Total Amenity Center	\$2,073.36	\$5,291.66	\$3,218.30	\$11,120.41	\$26,458.30	\$15,337.89	\$63,500.00
Other Expense							
6300-00 Transfer to Reserve	-	18,312.08	18,312.08	-	91,560.40	91,560.40	219,745.00
6300-01 Transfer to Reserve - FC	-	2,925.00	2,925.00	-	14,625.00	14,625.00	35,100.00
6300-02 Transfer to Reserve - SC	-	183.33	183.33	-	916.65	916.65	2,200.00
Total Other Expense	\$-	\$21,420.41	\$21,420.41	\$-	\$107,102.05	\$107,102.05	\$257,045.00
Total OPERATING EXPENSE	\$276,898.77	\$294,345.40	\$17,446.63	\$1,218,146.30	\$1,471,727.00	\$253,580.70	\$3,532,145.00
Net Income:	\$8,669.38	\$0.01	\$8,669.37	\$317,318.79	\$0.05	\$317,318.74	\$0.00



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	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Income							
4050-90 Interest Income - Reserve FC	\$7.56	\$-	\$7.56	\$38.97	\$-	\$38.97	\$-
4050-95 Interest Income - Reserve SC	1.69	-	1.69	10.23	-	10.23	-
4050-99 Interest Income - Reserve	(25.72)	-	(25.72)	6,515.83	-	6,515.83	-
Total Income	(\$16.47)	\$-	(\$16.47)	\$6,565.03	\$-	\$6,565.03	\$-
Income							
4236-90 Contribution to Reserves - FC	-	2,925.00	(2,925.00)	-	14,625.00	(14,625.00)	35,100.00
4236-95 Contribution to Reserves - SC	-	183.33	(183.33)	-	916.65	(916.65)	2,200.00
4236-99 Contribution To Reserves	-	18,312.08	(18,312.08)	-	91,560.40	(91,560.40)	219,745.00
Total Income	\$-	\$21,420.41	(\$21,420.41)	\$-	\$107,102.05	(\$107,102.05)	\$257,045.00
Total RESERVE INCOME	(\$16.47)	\$21,420.41	(\$21,436.88)	\$6,565.03	\$107,102.05	(\$100,537.02)	\$257,045.00
Net Reserve:	(\$16.47)	\$21,420.41	(\$21,436.88)	\$6,565.03	\$107,102.05	(\$100,537.02)	\$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	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$368.71
4110-00 Maintenance Assessment	238,346.66	238,346.66	238,346.66	240,010.03	238,346.66	-	-	-	-	-	-	-	1,193,396.67
4111-01 Fairway Crossing Assessment	7,816.66	7,816.66	7,816.66	7,816.66	7,816.66	-	-	-	-	-	-	-	39,083.30
4111-02 Serrano Creek Assessment	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	-	-	-	-	-	-	-	21,000.00
4115-00 Pro-rated Assessment	-	1,950.05	-	-	-	-	-	-	-	-	-	-	1,950.05
4117-00 Fall Creek Commercial/Comm Services - Shared	-	-	-	75,000.00	-	-	-	-	-	-	-	-	75,000.00
4120-00 Builder Assessment	726.66	(245.38)	726.66	(102.04)	726.66	-	-	-	-	-	-	-	1,832.56
4135-00 Capital Improvement Fee	4,154.75	950.00	2,792.50	3,870.00	-	-	-	-	-	-	-	-	11,767.25
4210-00 Late Fee Income	958.86	22,159.52	7,009.61	7,290.00	7,030.89	-	-	-	-	-	-	-	44,448.88
4220-00 Fine Income	-	-	150.00	-	50.00	-	-	-	-	-	-	-	200.00
4230-00 Gate Entry Access Income	-	-	100.00	-	-	-	-	-	-	-	-	-	100.00
4230-02 Gate Entry Access Income - SC	100.00	-	-	-	-	-	-	-	-	-	-	-	100.00
4235-00 Amenity Access Income	200.00	-	25.00	-	-	-	-	-	-	-	-	-	225.00
4236-00 Clubhouse Rental and Cleaning	600.00	(250.00)	(320.00)	-	(900.00)	-	-	-	-	-	-	-	(870.00)
4237-00 Clubhouse Rental	450.00	400.00	800.00	-	-	-	-	-	-	-	-	-	1,650.00
4238-00 Clubhouse Rental - Officer Fee	320.00	-	-	-	-	-	-	-	-	-	-	-	320.00
4240-00 Security Reimbursement - WCID 96	27,979.60	27,979.60	27,979.60	27,979.60	27,979.60	-	-	-	-	-	-	-	139,898.00
4265-00 Tennis Income	169.32	4,070.70	754.65	-	-	-	-	-	-	-	-	-	4,994.67
Total Income	286,022.51	307,377.81	290,381.34	366,115.28	285,568.15	-	-	-	-	-	-	-	1,535,465.09
Total OPERATING INCOME													
OPERATING EXPENSE													
General Maintenance													
5110-00 General Maint./Repairs	5,062.83	125.00	10,564.20	16,972.86	3,714.21	-	-	-	-	-	-	-	36,439.10
5110-01 General Maint./Repairs - FC	-	-	351.81	850.00	-	-	-	-	-	-	-	-	1,201.81
5110-02 General Maint./Repairs - SC	-	86.60	384.29	86.60	86.60	-	-	-	-	-	-	-	644.09



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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	-	-	-	-	-	-	-	404,179.08
5145-00 Landscape Extras & Improvement	5,983.07	5,107.24	3,471.57	25,192.69	19,057.96	-	-	-	-	-	-	-	58,812.53
5145-01 Landscape Extras & Improvement - FC	-	-	2,758.21	1,118.77	-	-	-	-	-	-	-	-	3,876.98
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	-	-	-	-	-	-	-	26,060.02
5151-00 Irrigation Maint/ Repairs - SC	-	-	712.92	-	910.24	-	-	-	-	-	-	-	1,623.16
5152-00 Irrigation Maint/ Repairs - FC	-	1,065.13	-	-	-	-	-	-	-	-	-	-	1,065.13
5155-00 Fence Maintenance & Repair	1,780.00	5,196.00	3,692.87	-	-	-	-	-	-	-	-	-	10,668.87
5160-00 Cleaning Services	1,338.47	4,608.93	1,996.94	445.00	2,513.82	-	-	-	-	-	-	-	10,903.16
5180-00 Pest Control	-	2,004.61	-	992.66	992.66	-	-	-	-	-	-	-	3,989.93
Total General Maintenance	94,281.63	101,237.14	118,161.20	142,045.27	126,430.40	-	-	-	-	-	-	-	582,155.64
Utilities													
5220-00 Water / Sewer	5,282.42	5,295.86	5,683.52	7,222.84	13,355.79	-	-	-	-	-	-	-	36,840.43
5230-00 Streetlight Electric	19,998.48	149.65	22,579.41	19,905.34	19,938.06	-	-	-	-	-	-	-	82,570.94
5240-00 Telephone	1,085.04	1,083.70	903.20	1,346.71	1,091.17	-	-	-	-	-	-	-	5,509.82
5250-00 Gas Service	505.93	600.31	547.74	426.31	43.83	-	-	-	-	-	-	-	2,124.12
5260-00 Cable TV	99.57	99.57	109.54	99.57	99.57	-	-	-	-	-	-	-	507.82
5270-00 Trash Collection	375.65	757.16	375.65	342.05	362.52	-	-	-	-	-	-	-	2,213.03
Total Utilities	27,347.09	7,986.25	30,199.06	29,342.82	34,890.94	-	-	-	-	-	-	-	129,766.16
Administrative													
5310-00 General Administrative	1,053.73	11,540.30	1,266.66	952.76	1,172.85	-	-	-	-	-	-	-	15,986.30
5311-00 Meeting Expense	15.00	240.26	328.38	-	-	-	-	-	-	-	-	-	583.64
5325-00 Storage Fees	-	-	98.00	98.00	-	-	-	-	-	-	-	-	196.00
5335-00 Internet/Web Services	3,558.53	1,395.07	2,853.08	3,511.75	3,204.01	-	-	-	-	-	-	-	14,522.44
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



Income Statement Summary - Operating

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Total Administrative	\$4,676.79	\$13,157.65	\$4,606.12	\$4,562.51	\$11,216.86	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$38,219.93
Professional Services													
5410-00 Management Fee	\$11,563.34	\$11,563.34	\$14,198.32	\$13,504.32	\$11,698.32	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$62,527.64
5430-00 Legal	1,040.00	422.50	422.50	65.00	-	-	-	-	-	-	-	-	1,950.00
5450-00 Pool/Rec. Ctr. Administration	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	-	-	-	-	-	-	-	9,975.00
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	-	-	-	-	-	-	-	74,452.64
Insurance & Taxes													
5540-00 Insurance Expense	4,660.04	4,792.61	18,823.79	17,435.98	17,435.98	-	-	-	-	-	-	-	63,148.40
5550-00 Taxes	-	-	4,009.64	0.84	2.94	-	-	-	-	-	-	-	4,013.42
Total Insurance & Taxes	4,660.04	4,792.61	22,833.43	17,436.82	17,438.92	-	-	-	-	-	-	-	67,161.82
Lake Maintenance													
5620-00 Lake Maintenance	1,761.45	1,878.47	2,647.40	1,200.00	2,063.64	-	-	-	-	-	-	-	9,550.96
5620-01 Lake Maintenance - FC	1,323.58	900.00	2,296.95	1,171.27	2,505.68	-	-	-	-	-	-	-	8,197.48
5620-02 Lake Maintenance - SC	881.45	1,009.20	1,682.63	600.00	1,009.20	-	-	-	-	-	-	-	5,182.48
Total Lake Maintenance	3,966.48	3,787.67	6,626.98	2,971.27	5,578.52	-	-	-	-	-	-	-	22,930.92
Security Expense													
5750-00 Patrol Services	34,926.29	35,281.61	34,577.00	34,577.00	34,577.00	-	-	-	-	-	-	-	173,938.90
5770-00 False Alarms	375.00	75.00	150.00	225.00	235.00	-	-	-	-	-	-	-	1,060.00
Total Security Expense	35,301.29	35,356.61	34,727.00	34,802.00	34,812.00	-	-	-	-	-	-	-	174,998.90
Committees													
5810-00 Community Events	3,770.81	10.81	333.42	308.40	10.81	-	-	-	-	-	-	-	4,434.25
5815-00 Tennis Coach	1,975.00	-	5,469.00	-	-	-	-	-	-	-	-	-	7,444.00
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	-	-	-	-	-	-	-	5,743.93
5855-00 Marketing Committee	3,525.00	504.94	-	-	-	-	-	-	-	-	-	-	4,029.94
5865-00 Welcome Committee	-	-	117.45	-	-	-	-	-	-	-	-	-	117.45
Total Committees	9,270.81	515.75	23,804.14	2,594.83	3,480.31	-	-	-	-	-	-	-	39,665.84
Entry Maintenance													
6010-01 Entry Gate Maintenance - FC	297.69	(12,158.94)	297.69	368.05	595.38	-	-	-	-	-	-	-	(10,600.13)
6010-02 Entry Gate Maintenance - SC	476.30	297.69	297.69	297.69	595.38	-	-	-	-	-	-	-	1,964.75
Total Entry Maintenance	773.99	(11,861.25)	595.38	665.74	1,190.76	-	-	-	-	-	-	-	(8,635.38)
Pool													
6125-00 Pool Maint/ Repair	17,131.00	10,835.15	3,904.35	14,060.00	3,626.57	-	-	-	-	-	-	-	49,557.07
6135-00 Pool Management	2,441.04	2,354.44	2,354.44	7,135.62	22,466.81	-	-	-	-	-	-	-	36,752.35



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Total Pool	\$19,572.04	\$13,189.59	\$6,258.79	\$21,195.62	\$26,093.38	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$86,309.42
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	-	-	-	-	-	-	-	1,945.97
6235-00 Fitness Center Expense	378.88	1,982.81	753.92	378.88	676.32	-	-	-	-	-	-	-	4,170.81
6241-00 Key Fob Expense-FC	-	-	1,169.10	-	-	-	-	-	-	-	-	-	1,169.10
6255-00 Tennis Court Repair & Maintenance	362.64	386.04	-	198.10	-	-	-	-	-	-	-	-	946.78
Total Amenity Center	1,117.47	3,261.89	4,090.71	576.98	2,073.36	-	-	-	-	-	-	-	11,120.41
Total OPERATING EXPENSE	215,108.79	185,861.93	268,518.63	271,758.18	276,898.77	-	-	-	-	-	-	-	1,218,146.30
Net Income:	70,913.72	121,515.88	21,862.71	94,357.10	8,669.38	-	-	-	-	-	-	-	317,318.79



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RESERVE INCOME													
Income													
4050-90 Interest Income - Reserve FC	\$8.82	\$7.59	\$7.69	\$7.31	\$7.56	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$38.97
4050-95 Interest Income - Reserve SC	2.59	2.29	2.02	1.64	1.69	-	-	-	-	-	-	-	10.23
4050-99 Interest Income - Reserve	1,084.86	2,757.78	2,073.08	625.83	(25.72)	-	-	-	-	-	-	-	6,515.83
Total Income	1,096.27	2,767.66	2,082.79	634.78	(16.47)	-	-	-	-	-	-	-	6,565.03
Total RESERVE INCOME	1,096.27	2,767.66	2,082.79	634.78	(16.47)	-	-	-	-	-	-	-	6,565.03
Net Reserve:	1,096.27	2,767.66	2,082.79	634.78	(16.47)	-	-	-	-	-	-	-	6,565.03