



Balance Sheet
 Fall Creek Homeowners Association, Inc.
 End Date: 12/31/2022

Date: 1/18/2023
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Assets	Operating	Reserve	Total
Current Assets			
Veritex Bank Operating	\$314,641.93	\$0.00	\$314,641.93
Veritex Bank Money Market	\$0.00	\$1.71	\$1.71
Veritex Bank Operating Fairway Crossing	\$24,640.81	\$0.00	\$24,640.81
Veritex Bank Reserve Fairway Crossing	\$0.00	\$42,748.97	\$42,748.97
Veritex Bank Operating Serrano Creek	\$27,001.41	\$0.00	\$27,001.41
Veritex Bank SC Reserve	\$0.00	\$7,756.87	\$7,756.87
Veritex Bank Social Committee Debit Card	\$9,548.63	\$0.00	\$9,548.63
Veritex Bank Tennis Team Operating	\$18,227.71	\$0.00	\$18,227.71
Pacific Premier Money Market *0264	\$0.00	\$5,537.68	\$5,537.68
Pacific Premier ICS *264	\$0.00	\$728,179.76	\$728,179.76
Pacific Premier Operating Money Market *2559	\$240,940.47	\$0.00	\$240,940.47
Pacific Premier Operating Money Market ICS *559	\$2,552,413.82	\$0.00	\$2,552,413.82
Alliance CDARS (2434) & (2047)	\$0.00	\$1,032,850.80	\$1,032,850.80
Alliance Capital Reserve *6152	\$0.00	\$329,218.13	\$329,218.13
Alliance Fairway Crossing Reserve *7857	\$0.00	\$56,566.92	\$56,566.92
Alliance Serrano Creek Reserve *3693	\$0.00	\$112,174.29	\$112,174.29
AAB ICS Capital Reserve *443	\$0.00	\$100,965.60	\$100,965.60
AAB ICS Fairway Crossing Reserve *391	\$0.00	\$242,036.60	\$242,036.60
AAB ICS Serrano Creek Reserve *247	\$0.00	\$160,414.81	\$160,414.81
Total: Current Assets	\$3,187,414.78	\$2,818,452.14	\$6,005,866.92
Accounts Receivable			
Accounts Receivable	\$363,995.94	\$0.00	\$363,995.94
Allowance For Doubtful Accounts	(\$94,540.85)	\$0.00	(\$94,540.85)
Due from Operating	\$28,809.54	\$0.00	\$28,809.54
Due from Operating - FC	\$186,831.38	\$0.00	\$186,831.38
Due from Operating - SC	\$49,369.16	\$0.00	\$49,369.16
Due from FC Operating to FC Reserve	\$0.00	\$50,323.22	\$50,323.22
Due from Operating to SC Reserve	\$0.00	\$27,301.42	\$27,301.42
Due From Operating to Reserve	\$0.00	\$248,679.51	\$248,679.51
Due from Reserve to Operating	\$529,119.78	\$0.00	\$529,119.78
Due from FC Operating	\$0.00	(\$15,798.36)	(\$15,798.36)
A/R Fall Creek Commercial POA	\$302,287.00	\$0.00	\$302,287.00
Allowance For Doubtful Accounts - Joint Maintenan	(\$397,287.00)	\$0.00	(\$397,287.00)
A/R Other	\$1,374.78	\$0.00	\$1,374.78
Total: Accounts Receivable	\$969,959.73	\$310,505.79	\$1,280,465.52
Other Assets			
Prepaid Expenses	\$62,584.49	\$0.00	\$62,584.49
Total: Other Assets	\$62,584.49	\$0.00	\$62,584.49
Current Liabilities			
Due to Operating	\$494.54	\$0.00	\$494.54
Total: Current Liabilities	\$494.54	\$0.00	\$494.54
Total: Assets	\$4,220,453.54	\$3,128,957.93	\$7,349,411.47
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$9,137.90	\$0.00	\$9,137.90
Accrued Expenses	\$37,498.00	\$0.00	\$37,498.00
Due to FC Reserve	\$17,870.00	\$0.00	\$17,870.00
Due to SC Reserve	\$26,366.47	\$0.00	\$26,366.47
Payable to SC Reserve from SC Operating	\$934.95	\$0.00	\$934.95
Payable to Reserve	\$413,205.48	\$0.00	\$413,205.48
Payable to FC	\$75,967.18	\$0.00	\$75,967.18
Payable to SC	(\$96,263.73)	\$0.00	(\$96,263.73)
Payable to SC Reserve	(\$313.60)	\$0.00	(\$313.60)
Payable to Operating from Reserve	\$0.00	\$529,119.78	\$529,119.78



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	Operating	Reserve	Total
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
Fall Creek CSO - Enhancement Fee	\$144,254.31	\$0.00	\$144,254.31
Clubhouse Rental Deposits	\$550.00	\$0.00	\$550.00
Deposits - ARC	\$63,357.92	\$0.00	\$63,357.92
Prepaid Assessments	\$1,249,076.67	\$0.00	\$1,249,076.67
A/P Spectrum Collections	\$41,471.58	\$0.00	\$41,471.58
Fed Income Tax Payable	\$1,172.00	\$0.00	\$1,172.00
Total: Current Liabilities	\$2,129,699.72	\$529,119.78	\$2,658,819.50
Equity			
Retained Earnings - Operating Fund	\$515,823.95	\$0.00	\$515,823.95
Fairway Crossing Operating Fund	\$99,829.28	\$0.00	\$99,829.28
Serrano Creek Operating Fund	\$45,817.66	\$0.00	\$45,817.66
Fairway Crossing Reserve Fund	\$0.00	\$147,673.53	\$147,673.53
Serrano Creek Reserve Fund	\$0.00	\$214,054.95	\$214,054.95
Reserve Fund	\$0.00	\$1,989,125.43	\$1,989,125.43
Total: Equity	\$661,470.89	\$2,350,853.91	\$3,012,324.80
Total Net Income Gain / Loss	\$1,429,282.93	\$248,984.24	\$1,678,267.17
Total: Liabilities & Equity	\$4,220,453.54	\$3,128,957.93	\$7,349,411.47



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	\$832.20	\$-	\$832.20	\$2,346.03	\$-	\$2,346.03	\$-
4110-00 Maintenance Assessment	240,072.50	240,072.50	-	2,884,140.00	2,880,870.00	3,270.00	2,880,870.00
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	5,642.63	5,642.63	-	67,712.00	67,712.00	-	67,712.00
4117-00 Fall Creek Commercial/Comm Services - Shared	122,000.00	24,583.37	97,416.63	244,000.00	295,000.00	(51,000.00)	295,000.00
4135-00 Capital Improvement Fee	1,125.00	-	1,125.00	5,355.00	-	5,355.00	-
4210-00 Late Fee Income	2,540.41	-	2,540.41	67,249.89	-	67,249.89	-
4220-00 Fine Income	-	-	-	4,125.00	-	4,125.00	-
4230-00 Gate Entry Access Income	-	-	-	550.00	-	550.00	-
4230-01 Gate Entry Access Income - FC	50.00	-	50.00	825.00	-	825.00	-
4230-02 Gate Entry Access Income - SC	-	-	-	425.00	-	425.00	-
4235-00 Amenity Access Income	325.00	-	325.00	3,975.00	-	3,975.00	-
4236-00 Clubhouse Rental and Cleaning	850.00	833.37	16.63	3,275.00	10,000.00	(6,725.00)	10,000.00
4237-00 Clubhouse Rental	500.00	-	500.00	10,750.00	-	10,750.00	-
4238-00 Clubhouse Rental - Officer Fee	-	-	-	640.00	-	640.00	-
4240-00 Security Reimbursement - WCID 96	29,746.98	-	29,746.98	351,661.62	-	351,661.62	-
4251-00 Allowance for Delinquent Assessments 5%	-	5,225.00	(5,225.00)	(46.00)	62,700.00	(62,746.00)	62,700.00
4265-00 Tennis Income	2,253.94	833.37	1,420.57	29,444.28	10,000.00	19,444.28	10,000.00
4400-00 Misc. Income	-	-	-	1,381,167.00	-	1,381,167.00	-
Total Income	\$413,755.29	\$285,006.87	\$128,748.42	\$5,151,394.82	\$3,420,082.00	\$1,731,312.82	\$3,420,082.00
Total OPERATING INCOME	\$413,755.29	\$285,006.87	\$128,748.42	\$5,151,394.82	\$3,420,082.00	\$1,731,312.82	\$3,420,082.00
OPERATING EXPENSE							
General Maintenance							
5110-00 General Maint./Repairs	24,348.72	7,083.37	(17,265.35)	136,049.46	85,000.00	(51,049.46)	85,000.00
5110-01 General Maint./Repairs - FC	607.28	416.63	(190.65)	5,123.44	5,000.00	(123.44)	5,000.00
5110-02 General Maint./Repairs - SC	3,328.54	333.37	(2,995.17)	6,858.46	4,000.00	(2,858.46)	4,000.00
5111-00 Lighting Repair & Maintenance	1,160.00	3,333.37	2,173.37	31,959.60	40,000.00	8,040.40	40,000.00
5140-00 Landscape Maintenance Contract	83,266.38	83,266.40	0.02	1,010,274.24	999,196.58	(11,077.66)	999,196.58
5145-00 Landscape Extras & Improvement	8,112.80	20,833.37	12,720.57	130,149.59	250,000.00	119,850.41	250,000.00
5145-01 Landscape Extras & Improvement - FC	53,421.38	833.37	(52,588.01)	64,348.00	10,000.00	(54,348.00)	10,000.00
5145-02 Landscape Extras & Improvement - SC	-	541.63	541.63	5,696.67	6,500.00	803.33	6,500.00
5150-00 Irrigation Maint/ Repairs	382.54	4,583.37	4,200.83	32,300.13	55,000.00	22,699.87	55,000.00
5151-00 Irrigation Maint/ Repairs - SC	-	416.63	416.63	1,492.40	5,000.00	3,507.60	5,000.00
5152-00 Irrigation Maint/ Repairs - FC	-	416.63	416.63	1,287.78	5,000.00	3,712.22	5,000.00
5155-00 Fence Maintenance & Repair	13,350.00	4,166.63	(9,183.37)	61,505.11	50,000.00	(11,505.11)	50,000.00
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	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
5160-00 Cleaning Services	1,647.57	2,083.37	435.80	26,060.83	25,000.00	(1,060.83)	25,000.00
5180-00 Pest Control	-	583.37	583.37	8,134.86	7,000.00	(1,134.86)	7,000.00
Total General Maintenance	\$189,625.21	\$129,891.51	(\$59,733.70)	\$1,521,240.57	\$1,558,696.58	\$37,456.01	\$1,558,696.58
Utilities							
5220-00 Water / Sewer	19,937.64	18,333.37	(1,604.27)	244,256.65	220,000.00	(24,256.65)	220,000.00
5230-00 Streetlight Electric	21,166.96	18,333.37	(2,833.59)	203,567.36	220,000.00	16,432.64	220,000.00
5240-00 Telephone	1,004.89	666.63	(338.26)	9,635.37	8,000.00	(1,635.37)	8,000.00
5240-01 Telephone - FC	397.72	333.37	(64.35)	3,579.48	4,000.00	420.52	4,000.00
5240-02 Telephone - SC	322.49	333.37	10.88	2,902.41	4,000.00	1,097.59	4,000.00
5250-00 Gas Service	865.98	375.00	(490.98)	6,467.52	4,500.00	(1,967.52)	4,500.00
5260-00 Cable TV	188.85	116.63	(72.22)	1,518.55	1,400.00	(118.55)	1,400.00
5270-00 Trash Collection	414.98	408.37	(6.61)	4,954.34	4,900.00	(54.34)	4,900.00
Total Utilities	\$44,299.51	\$38,900.11	(\$5,399.40)	\$476,881.68	\$466,800.00	(\$10,081.68)	\$466,800.00
Administrative							



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5310-00 General Administrative	\$1,493.03	\$4,166.63	\$2,673.60	\$62,827.90	\$50,000.00	(\$12,827.90)	\$50,000.00
5311-00 Meeting Expense	634.67	383.37	(251.30)	5,456.19	4,600.00	(856.19)	4,600.00
5325-00 Storage Fees	578.00	250.00	(328.00)	4,685.87	3,000.00	(1,685.87)	3,000.00
5335-00 Internet/Web Services	2,335.09	3,083.37	748.28	32,805.97	37,000.00	4,194.03	37,000.00
5370-00 Licenses/Fees/Permits	-	-	-	60.00	-	(60.00)	-
5380-00 Contributions/Donations	3,000.00	1,416.63	(1,583.37)	18,840.00	17,000.00	(1,840.00)	17,000.00
5390-00 Misc. Expenses	-	-	-	100.00	-	(100.00)	-
Total Administrative	\$8,040.79	\$9,300.00	\$1,259.21	\$124,775.93	\$111,600.00	(\$13,175.93)	\$111,600.00
Professional Services							
5402-00 Other Professional Services	-	-	-	205.47	-	(205.47)	-
5410-00 Management Fee	12,621.32	14,416.63	1,795.31	141,794.17	173,000.00	31,205.83	173,000.00
5420-00 Audit	-	625.00	625.00	6,400.00	7,500.00	1,100.00	7,500.00
5425-00 Tax Preparation	-	41.63	41.63	-	500.00	500.00	500.00
5430-00 Legal	-	4,166.63	4,166.63	10,482.07	50,000.00	39,517.93	50,000.00
5450-00 Pool/Rec. Ctr. Administration	2,150.00	2,125.00	(25.00)	27,290.00	25,500.00	(1,790.00)	25,500.00
Total Professional Services	\$14,771.32	\$21,374.89	\$6,603.57	\$186,171.71	\$256,500.00	\$70,328.29	\$256,500.00
Insurance & Taxes							
5540-00 Insurance Expense	6,348.80	7,750.00	1,401.20	83,588.67	93,000.00	9,411.33	93,000.00
5550-00 Taxes	-	416.63	416.63	1,763.92	5,000.00	3,236.08	5,000.00
Total Insurance & Taxes	\$6,348.80	\$8,166.63	\$1,817.83	\$85,352.59	\$98,000.00	\$12,647.41	\$98,000.00
Lake Maintenance							
5620-00 Lake Maintenance	1,665.47	2,041.63	376.16	22,729.74	24,500.00	1,770.26	24,500.00
5620-01 Lake Maintenance - FC	1,978.98	1,291.63	(687.35)	20,111.07	15,500.00	(4,611.07)	15,500.00
5620-02 Lake Maintenance - SC	600.00	1,291.63	691.63	24,841.63	15,500.00	(9,341.63)	15,500.00
Total Lake Maintenance	\$4,244.45	\$4,624.89	\$380.44	\$67,682.44	\$55,500.00	(\$12,182.44)	\$55,500.00
Security Expense							
5750-00 Patrol Services	38,800.00	43,380.75	4,580.75	454,222.00	520,569.00	66,347.00	520,569.00
5760-00 Alarm Monitoring	-	45.87	45.87	657.94	550.00	(107.94)	550.00
5770-00 False Alarms	150.00	125.00	(25.00)	1,060.00	1,500.00	440.00	1,500.00
Total Security Expense	\$38,950.00	\$43,551.62	\$4,601.62	\$455,939.94	\$522,619.00	\$66,679.06	\$522,619.00
Committees							
5810-00 Community Events	4,231.36	4,166.63	(64.73)	57,386.82	50,000.00	(7,386.82)	50,000.00
5815-00 Tennis Coach Payments	-	833.37	833.37	20,532.00	10,000.00	(10,532.00)	10,000.00
5820-00 YOM & Christmas Decorations	426.46	4,666.63	4,240.17	53,908.23	56,000.00	2,091.77	56,000.00
5830-00 Parks and Trails Committee	1,538.96	-	(1,538.96)	54,348.32	-	(54,348.32)	-
5840-00 Pool capital projects - Pool committee	-	-	-	(11,730.00)	-	11,730.00	-
5845-00 Crime Watch Committee	-	833.37	833.37	5,772.49	10,000.00	4,227.51	10,000.00
5850-00 National Night Out	-	-	-	895.45	-	(895.45)	-
5855-00 Marketing Committee	-	833.37	833.37	-	10,000.00	10,000.00	10,000.00
5865-00 Welcome Committee	-	104.13	104.13	1,342.25	1,250.00	(92.25)	1,250.00
Total Committees	\$6,196.78	\$11,437.50	\$5,240.72	\$182,455.56	\$137,250.00	(\$45,205.56)	\$137,250.00
Entry Maintenance							
6010-01 Entry Gate Maintenance - FC	297.69	1,333.37	1,035.68	3,572.28	16,000.00	12,427.72	16,000.00
6010-02 Entry Gate Maintenance - SC	9,109.24	833.37	(8,275.87)	12,410.89	10,000.00	(2,410.89)	10,000.00
6020-00 Street Cleaning- FC	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
6030-00 Street Cleaning- SC	-	100.00	100.00	-	1,200.00	1,200.00	1,200.00
6050-01 Private Street Maintenance - FC	-	100.00	100.00	5,100.00	1,200.00	(3,900.00)	1,200.00
6050-02 Private Street Maintenance - SC	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
Total Entry Maintenance	\$9,406.93	\$2,575.11	(\$6,831.82)	\$21,083.17	\$30,900.00	\$9,816.83	\$30,900.00
Pool							
6125-00 Pool Maint/ Repair	12,650.00	4,166.63	(8,483.37)	105,991.26	50,000.00	(55,991.26)	50,000.00
6130-00 Extra Lifeguards	800.00	-	(800.00)	1,120.00	-	(1,120.00)	-
6135-00 Pool Management	3,263.74	14,166.63	10,902.89	199,212.23	170,000.00	(29,212.23)	170,000.00
Total Pool	\$16,713.74	\$18,333.26	\$1,619.52	\$306,323.49	\$220,000.00	(\$86,323.49)	\$220,000.00
Amenity Center							
6220-00 Electrical Repairs - Amenity Center	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
6225-00 Amenity Access Repairs	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6230-00 Clubhouse Supplies	\$522.32	\$833.37	\$311.05	\$10,529.26	\$10,000.00	(\$529.26)	\$10,000.00
6235-00 Fitness Center Expense	310.72	1,666.63	1,355.91	7,758.48	20,000.00	12,241.52	20,000.00
6241-00 Key Fob Expense- FC	-	83.37	83.37	584.55	1,000.00	415.45	1,000.00
6242-00 Key Fob Expense- SC	-	1,000.00	1,000.00	-	12,000.00	12,000.00	12,000.00
6250-00 Playground Repair & Maintenance	-	833.37	833.37	11,294.87	10,000.00	(1,294.87)	10,000.00
6255-00 Tennis Court Repair & Maintenance	1,447.93	1,250.00	(197.93)	11,037.65	15,000.00	3,962.35	15,000.00
Total Amenity Center	\$2,280.97	\$5,833.48	\$3,552.51	\$41,204.81	\$70,000.00	\$28,795.19	\$70,000.00
Other Expense							
6300-00 Transfer to Reserve	219,000.00	18,250.00	(200,750.00)	219,000.00	219,000.00	-	219,000.00
6300-01 Transfer to Reserve - FC	17,000.00	1,416.63	(15,583.37)	17,000.00	17,000.00	-	17,000.00
6300-02 Transfer to Reserve - SC	17,000.00	1,442.63	(15,557.37)	17,000.00	17,312.00	312.00	17,312.00
Total Other Expense	\$253,000.00	\$21,109.26	(\$231,890.74)	\$253,000.00	\$253,312.00	\$312.00	\$253,312.00
Total OPERATING EXPENSE	\$593,878.50	\$315,098.26	(\$278,780.24)	\$3,722,111.89	\$3,781,177.58	\$59,065.69	\$3,781,177.58
Net Income:	(\$180,123.21)	(\$30,091.39)	(\$150,031.82)	\$1,429,282.93	(\$361,095.58)	\$1,790,378.51	(\$361,095.58)



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	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Income							
4050-90 Interest Income - Reserve FC	\$27.68	\$-	\$27.68	\$129.17	\$-	\$129.17	\$-
4050-95 Interest Income - Reserve SC	25.89	-	25.89	197.00	-	197.00	-
4050-99 Interest Income - Reserve	823.83	-	823.83	6,584.02	-	6,584.02	-
Total Income	\$877.40	\$-	\$877.40	\$6,910.19	\$-	\$6,910.19	\$-
Income							
4236-90 Contribution to Reserves - FC	17,000.00	-	17,000.00	17,000.00	-	17,000.00	-
4236-95 Contribution to Reserves - SC	17,000.00	-	17,000.00	17,000.00	-	17,000.00	-
4236-99 Contribution To Reserves	219,000.00	-	219,000.00	219,000.00	-	219,000.00	-
Total Income	\$253,000.00	\$-	\$253,000.00	\$253,000.00	\$-	\$253,000.00	\$-
Total RESERVE INCOME	\$253,877.40	\$-	\$253,877.40	\$259,910.19	\$-	\$259,910.19	\$-
RESERVE EXPENSE							
Reserve Expenses							
6501-99 Reserve Expenses	-	-	-	10,925.95	-	(10,925.95)	-
Total Reserve Expenses	\$-	\$-	\$-	\$10,925.95	\$-	(\$10,925.95)	\$-
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$10,925.95	\$-	(\$10,925.95)	\$-
Net Reserve:	\$253,877.40	\$0.00	\$253,877.40	\$248,984.24	\$0.00	\$248,984.24	\$0.00



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	\$26.49	\$23.99	\$28.10	\$27.41	\$28.27	\$28.49	\$47.96	\$44.31	\$68.63	\$411.40	\$778.78	\$832.20	\$2,346.03
4110-00 Maintenance Assessment	242,252.50	240,072.50	240,072.50	240,072.50	240,072.50	240,072.50	240,430.50	240,804.50	240,072.50	240,072.50	240,072.50	240,072.50	2,884,140.00
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	5,642.67	5,642.67	5,642.67	5,642.67	5,642.67	5,642.67	5,642.67	5,642.67	5,642.67	5,642.67	5,642.67	5,642.63	67,712.00
4117-00 Fall Creek Commercial/Comm Services - Shared	-	-	-	-	-	-	122,000.00	-	-	-	-	122,000.00	244,000.00
4135-00 Capital Improvement Fee	-	-	1,425.00	-	-	767.50	-	1,037.50	-	-	1,000.00	1,125.00	5,355.00
4210-00 Late Fee Income	1,210.16	19,824.62	10,389.47	7,538.59	6,024.43	4,914.35	4,290.59	3,678.26	3,050.89	2,978.45	809.67	2,540.41	67,249.89
4220-00 Fine Income	450.00	150.00	1,100.00	50.00	450.00	800.00	-	25.00	-	150.00	950.00	-	4,125.00
4230-00 Gate Entry Access Income	-	25.00	-	25.00	150.00	-	200.00	150.00	-	-	-	-	550.00
4230-01 Gate Entry Access Income - FC	50.00	150.00	150.00	-	50.00	-	-	225.00	-	150.00	-	50.00	825.00
4230-02 Gate Entry Access Income - SC	-	100.00	-	-	100.00	-	-	225.00	-	-	-	-	425.00
4235-00 Amenity Access Income	100.00	-	75.00	225.00	525.00	1,425.00	600.00	225.00	200.00	200.00	75.00	325.00	3,975.00
4236-00 Clubhouse Rental and Cleaning	75.00	500.00	2,000.00	500.00	(550.00)	(500.00)	1,500.00	(2,500.00)	-	1,400.00	-	850.00	3,275.00
4237-00 Clubhouse Rental	500.00	500.00	2,100.00	1,000.00	1,250.00	950.00	2,400.00	500.00	550.00	1,000.00	(500.00)	500.00	10,750.00
4238-00 Clubhouse Rental - Officer Fee	320.00	-	-	480.00	(320.00)	160.00	-	-	-	-	-	-	640.00
4240-00 Security Reimbursement - WCID 96	-	55,959.20	27,979.60	29,746.98	29,746.98	29,746.98	29,746.98	29,746.98	29,746.98	29,746.98	29,746.98	29,746.98	351,661.62
4251-00 Allowance for Delinquent Assessments 5%	-	-	-	-	(46.00)	-	-	-	-	-	-	-	(46.00)
4265-00 Tennis Income	3,422.93	797.02	2,912.41	463.97	2,850.51	6,997.60	193.90	6,639.81	1,861.05	1,083.92	(32.78)	2,253.94	29,444.28
4400-00 Misc. Income	-	-	-	-	-	-	1,381,167.00	-	-	-	-	-	1,381,167.00
Total Income	261,866.42	331,561.67	301,691.42	293,588.79	293,791.03	298,821.76	1,796,036.27	294,260.70	289,009.39	290,652.59	286,359.49	413,755.29	5,151,394.82
Total OPERATING INCOME	261,866.42	331,561.67	301,691.42	293,588.79	293,791.03	298,821.76	1,796,036.27	294,260.70	289,009.39	290,652.59	286,359.49	413,755.29	5,151,394.82
OPERATING EXPENSE													
General Maintenance													
5110-00 General Maint./Repairs	30,581.26	6,676.58	8,032.37	(530.23)	17,892.39	23,377.45	3,542.25	5,391.06	3,750.68	11,921.93	1,065.00	24,348.72	136,049.46
5110-01 General Maint./Repairs - FC	-	358.85	-	358.85	2,389.86	-	551.50	857.10	-	-	-	607.28	5,123.44



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

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5110-02 General	\$120.00	\$1,503.64	\$259.80	\$433.54	\$129.90	\$129.90	\$129.90	\$433.54	\$129.90	\$129.90	\$129.90	\$3,328.54	\$6,858.46
Maint./Repairs - SC													
5111-00 Lighting Repair & Maintenance	6,703.94	600.00	3,160.00	1,505.00	9,130.16	2,175.00	-	1,560.50	5,965.00	-	-	1,160.00	31,959.60
5140-00 Landscape Maintenance Contract	83,266.38	83,266.38	83,266.38	84,515.38	84,515.38	84,931.72	84,931.72	84,515.38	83,266.38	87,266.38	83,266.38	83,266.38	1,010,274.24
5145-00 Landscape Extras & Improvement	12,347.41	23,434.49	2,976.88	18,615.88	3,855.87	7,566.69	29,191.31	7,077.39	6,965.37	9,340.57	664.93	8,112.80	130,149.59
5145-01 Landscape Extras & Improvement - FC	-	-	-	-	-	-	4,099.98	2,273.25	-	-	4,553.39	53,421.38	64,348.00
5145-02 Landscape Extras & Improvement - SC	-	-	-	-	-	-	5,696.67	-	-	-	-	-	5,696.67
5150-00 Irrigation Maint/Repairs	-	-	541.49	-	20,913.60	165.10	5,667.93	639.85	751.07	2,203.40	1,035.15	382.54	32,300.13
5151-00 Irrigation Maint/Repairs - SC	-	-	-	-	-	-	858.18	634.22	-	-	-	-	1,492.40
5152-00 Irrigation Maint/Repairs - FC	-	-	-	-	1,287.78	-	-	-	-	-	-	-	1,287.78
5155-00 Fence Maintenance & Repair	-	537.43	7,670.84	-	-	-	5,782.47	-	-	7,704.58	26,459.79	13,350.00	61,505.11
5160-00 Cleaning Services	2,714.73	1,403.47	1,889.73	1,349.10	1,734.10	2,870.35	2,605.36	3,417.23	2,419.73	2,605.99	1,403.47	1,647.57	26,060.83
5180-00 Pest Control	-	-	-	-	1,709.53	1,722.77	1,367.62	389.68	-	1,396.21	1,549.05	-	8,134.86
Total General Maintenance	135,733.72	117,780.84	107,797.49	106,247.52	143,558.57	122,938.98	144,424.89	107,189.20	103,248.13	122,568.96	120,127.06	189,625.21	1,521,240.57
Utilities													
5220-00 Water / Sewer	837.95	8,964.16	5,130.05	6,072.93	2,945.65	49,809.51	30,903.41	34,267.39	34,407.86	24,837.65	26,142.45	19,937.64	244,256.65
5230-00 Streetlight Electric	(17,662.44)	17,877.76	21,185.56	17,357.71	17,600.54	18,064.55	28,229.65	22,736.56	13,345.21	22,010.35	21,654.95	21,166.96	203,567.36
5240-00 Telephone	1,414.80	762.38	781.66	691.68	496.35	597.01	706.29	778.01	899.10	812.94	690.26	1,004.89	9,635.37
5240-01 Telephone - FC	-	-	-	397.72	397.72	397.72	397.72	397.72	397.72	397.72	397.72	397.72	3,579.48
5240-02 Telephone - SC	-	-	-	322.49	322.49	322.49	322.49	322.49	322.49	322.49	322.49	322.49	2,902.41
5250-00 Gas Service	589.60	760.86	944.61	859.39	503.33	354.83	232.70	188.78	280.76	354.98	531.70	865.98	6,467.52
5260-00 Cable TV	247.24	-	113.58	123.62	123.65	123.59	123.62	123.62	123.62	113.58	113.58	188.85	1,518.55
5270-00 Trash Collection	381.11	379.99	386.59	409.16	408.05	415.92	421.94	496.24	416.64	410.94	412.78	414.98	4,954.34
Total Utilities	(14,191.74)	28,745.15	28,542.05	26,234.70	22,797.78	70,085.62	61,337.82	59,310.81	50,193.40	49,260.65	50,265.93	44,299.51	476,881.68
Administrative													
5310-00 General Administrative	2,933.38	10,603.00	4,369.76	4,316.24	10,032.47	5,194.81	3,831.52	5,688.37	2,788.95	4,994.68	6,581.69	1,493.03	62,827.90
5311-00 Meeting Expense	461.46	237.52	648.02	193.97	200.00	170.14	210.55	223.45	628.69	1,847.72	-	634.67	5,456.19
5325-00 Storage Fees	216.00	216.00	575.00	498.00	554.00	323.87	578.00	457.00	-	345.00	345.00	578.00	4,685.87
5335-00 Internet/Web Services	2,684.04	4,334.52	1,545.24	3,035.20	2,374.03	2,814.36	2,824.40	2,044.49	2,721.61	3,379.77	2,713.22	2,335.09	32,805.97
5370-00 Licenses/Fees/Permits	-	-	-	60.00	-	-	-	-	-	-	-	-	60.00



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Fall Creek Homeowners Association, Inc.

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5380-00	\$-	\$-	\$-	\$7,840.00	\$-	\$5,000.00	\$-	\$-	\$3,000.00	\$-	\$-	\$3,000.00	\$18,840.00
Contributions/Donations													
5390-00 Misc. Expenses	-	-	-	-	-	-	100.00	-	-	-	-	-	100.00
Total Administrative	6,294.88	15,391.04	7,138.02	15,943.41	13,160.50	13,503.18	7,544.47	8,413.31	9,139.25	10,567.17	9,639.91	8,040.79	124,775.93
Professional Services													
5402-00 Other Professional Services	-	-	-	-	-	-	-	-	-	205.47	-	-	205.47
5410-00 Management Fee	10,349.43	10,251.60	10,597.07	10,597.07	10,929.42	11,470.80	15,347.08	14,226.96	12,596.26	9,913.41	12,893.75	12,621.32	141,794.17
5420-00 Audit	-	-	-	-	-	-	-	-	6,400.00	-	-	-	6,400.00
5430-00 Legal	330.00	1,964.83	605.00	1,172.50	1,966.00	1,972.00	148.00	806.37	954.87	487.50	75.00	-	10,482.07
5450-00 Pool/Rec. Ctr. Administration	2,095.00	2,095.00	2,095.00	2,095.00	2,095.00	2,095.00	2,095.00	2,095.00	2,095.00	2,095.00	4,190.00	2,150.00	27,290.00
Total Professional Services	12,774.43	14,311.43	13,297.07	13,864.57	14,990.42	15,537.80	17,590.08	17,128.33	22,046.13	12,701.38	17,158.75	14,771.32	186,171.71
Insurance & Taxes													
5540-00 Insurance Expense	7,067.91	7,067.93	12,313.63	6,348.80	6,348.80	6,348.80	6,348.80	6,348.80	-	12,697.60	6,348.80	6,348.80	83,588.67
5550-00 Taxes	(3,753.00)	1.59	14.69	4,925.00	1.51	-	74.93	-	-	81.76	417.44	-	1,763.92
Total Insurance & Taxes	3,314.91	7,069.52	12,328.32	11,273.80	6,350.31	6,348.80	6,423.73	6,348.80	-	12,779.36	6,766.24	6,348.80	85,352.59
Lake Maintenance													
5620-00 Lake Maintenance	1,879.93	1,322.00	1,329.08	1,317.70	2,024.87	2,380.36	949.77	2,920.35	3,179.09	2,561.12	1,200.00	1,665.47	22,729.74
5620-01 Lake Maintenance - FC	1,372.53	900.00	963.34	1,191.16	1,338.44	1,239.59	3,342.89	1,118.79	1,682.94	2,728.97	2,253.44	1,978.98	20,111.07
5620-02 Lake Maintenance - SC	915.02	600.00	15,131.62	600.00	894.44	778.61	778.61	957.22	1,493.06	1,314.44	778.61	600.00	24,841.63
Total Lake Maintenance	4,167.48	2,822.00	17,424.04	3,108.86	4,257.75	4,398.56	5,071.27	4,996.36	6,355.09	6,604.53	4,232.05	4,244.45	67,682.44
Security Expense													
5750-00 Patrol Services	37,498.00	37,498.00	685.00	-	-	320.00	37,498.00	74,054.00	148,734.00	40,335.00	38,800.00	38,800.00	454,222.00
5760-00 Alarm Monitoring	-	-	-	-	-	-	-	139.00	-	-	518.94	-	657.94
5770-00 False Alarms	375.00	150.00	75.00	-	85.00	75.00	-	75.00	75.00	-	-	150.00	1,060.00
Total Security Expense	37,873.00	37,648.00	760.00	-	85.00	395.00	37,498.00	74,268.00	148,809.00	40,335.00	39,318.94	38,950.00	455,939.94
Committees													
5810-00 Community Events	294.96	1,848.29	4,329.97	6,979.01	2,852.03	6,955.30	4,677.71	1,638.69	1,888.99	1,103.11	20,587.40	4,231.36	57,386.82
5815-00 Tennis Coach Payments	270.00	-	3,504.00	1,700.00	-	2,770.00	2,163.00	1,900.00	320.00	3,390.00	4,515.00	-	20,532.00
5820-00 YOM & Christmas Decorations	-	-	-	-	-	-	-	25,980.22	-	27,501.55	-	426.46	53,908.23
5830-00 Parks and Trails Committee	(21,242.75)	-	5,188.61	20,183.26	27,620.24	14,630.00	3,930.00	-	-	2,500.00	-	1,538.96	54,348.32
5840-00 Pool capital projects - Pool committee	-	-	-	-	-	-	-	-	-	(11,730.00)	-	-	(11,730.00)
5845-00 Crime Watch Committee	-	-	325.00	388.22	78.25	657.79	-	-	3,566.52	756.71	-	-	5,772.49
5850-00 National Night Out	-	-	-	-	-	-	-	572.64	322.81	-	-	-	895.45
5865-00 Welcome Committee	-	243.51	-	-	-	-	-	-	-	-	1,098.74	-	1,342.25



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

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Total Committees	(\$20,677.79)	\$2,091.80	\$13,347.58	\$29,250.49	\$30,550.52	\$25,013.09	\$10,770.71	\$30,091.55	\$6,098.32	\$23,521.37	\$26,201.14	\$6,196.78	\$182,455.56
Entry Maintenance													
6010-01 Entry Gate Maintenance - FC	\$297.69	\$297.69	\$297.69	\$297.69	\$297.69	\$297.69	\$297.69	\$297.69	\$297.69	\$297.69	\$297.69	\$297.69	\$3,572.28
6010-02 Entry Gate Maintenance - SC	297.69	297.69	297.69	297.69	297.69	297.69	297.69	297.69	324.75	297.69	297.69	9,109.24	12,410.89
6050-01 Private Street Maintenance - FC	-	-	-	-	-	5,100.00	-	-	-	-	-	-	5,100.00
Total Entry Maintenance	595.38	595.38	595.38	595.38	595.38	5,695.38	595.38	595.38	622.44	595.38	595.38	9,406.93	21,083.17
Pool													
6125-00 Pool Maint/ Repair	-	127.44	1,173.74	9,725.65	6,936.66	3,813.47	10,953.92	6,856.45	10,502.37	27,355.93	15,895.63	12,650.00	105,991.26
6130-00 Extra Lifeguards	-	-	-	-	-	160.00	-	-	-	-	160.00	800.00	1,120.00
6135-00 Pool Management	2,814.50	757.75	3,264.50	1,207.75	25,064.50	46,014.50	59,876.51	39,833.74	10,771.24	3,263.74	3,079.76	3,263.74	199,212.23
Total Pool	2,814.50	885.19	4,438.24	10,933.40	32,001.16	49,987.97	70,830.43	46,690.19	21,273.61	30,619.67	19,135.39	16,713.74	306,323.49
Amenity Center													
6230-00 Clubhouse Supplies	626.81	568.17	367.57	328.55	644.11	4,211.26	734.46	1,000.27	958.18	477.61	89.95	522.32	10,529.26
6235-00 Fitness Center Expense	845.26	301.89	69.69	693.63	287.69	824.41	1,570.90	309.54	1,999.43	475.63	69.69	310.72	7,758.48
6241-00 Key Fob Expense-FC	-	-	-	-	584.55	-	-	-	-	-	-	-	584.55
6250-00 Playground Repair & Maintenance	-	-	-	9,704.00	-	-	454.24	-	1,136.63	-	-	-	11,294.87
6255-00 Tennis Court Repair & Maintenance	1,374.77	322.84	15.85	195.00	3,595.47	-	598.80	1,743.02	(218.72)	1,962.69	-	1,447.93	11,037.65
Total Amenity Center	2,846.84	1,192.90	453.11	10,921.18	5,111.82	5,035.67	3,358.40	3,052.83	3,875.52	2,915.93	159.64	2,280.97	41,204.81
Other Expense													
6300-00 Transfer to Reserve	-	-	-	-	-	-	-	-	-	-	-	219,000.00	219,000.00
6300-01 Transfer to Reserve - FC	-	-	-	-	-	-	-	-	-	-	-	17,000.00	17,000.00
6300-02 Transfer to Reserve - SC	-	-	-	-	-	-	-	-	-	-	-	17,000.00	17,000.00
Total Other Expense	-	-	-	-	-	-	-	-	-	-	-	253,000.00	253,000.00
Total OPERATING EXPENSE	171,545.61	228,533.25	206,121.30	228,373.31	273,459.21	318,940.05	365,445.18	358,084.76	371,660.89	312,469.40	293,600.43	593,878.50	3,722,111.89
Net Income:	90,320.81	103,028.42	95,570.12	65,215.48	20,331.82	(20,118.29)	1,430,591.09	(63,824.06)	(82,651.50)	(21,816.81)	(7,240.94)	(180,123.21)	1,429,282.93



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RESERVE INCOME													
Income													
4050-90 Interest Income - Reserve FC	\$6.99	\$6.30	\$6.98	\$6.87	\$6.87	\$8.74	\$10.62	\$10.61	\$10.74	\$11.71	\$15.06	\$27.68	\$129.17
4050-95 Interest Income - Reserve SC	12.78	11.55	12.79	12.40	12.77	14.06	17.51	17.52	17.04	21.22	21.47	25.89	197.00
4050-99 Interest Income - Reserve	518.72	470.66	519.71	462.32	477.85	470.99	504.22	504.47	488.61	621.89	720.75	823.83	6,584.02
Total Income	538.49	488.51	539.48	481.59	497.49	493.79	532.35	532.60	516.39	654.82	757.28	877.40	6,910.19
Income													
4236-90 Contribution to Reserves - FC	-	-	-	-	-	-	-	-	-	-	-	17,000.00	17,000.00
4236-95 Contribution to Reserves - SC	-	-	-	-	-	-	-	-	-	-	-	17,000.00	17,000.00
4236-99 Contribution To Reserves	-	-	-	-	-	-	-	-	-	-	-	219,000.00	219,000.00
Total Income	-	-	-	-	-	-	-	-	-	-	-	253,000.00	253,000.00
Total RESERVE INCOME	538.49	488.51	539.48	481.59	497.49	493.79	532.35	532.60	516.39	654.82	757.28	253,877.40	259,910.19
RESERVE EXPENSE													
Reserve Expenses													
6501-99 Reserve Expenses	-	-	-	-	10,925.95	-	-	-	-	-	-	-	10,925.95
6540-99 MR&R Tennis Court Repair & Maintenance	-	-	-	3,028.13	(3,028.13)	-	-	-	-	-	-	-	-
Total Reserve Expenses	-	-	-	3,028.13	7,897.82	-	-	-	-	-	-	-	10,925.95
Total RESERVE EXPENSE	-	-	-	3,028.13	7,897.82	-	-	-	-	-	-	-	10,925.95
Net Reserve:	538.49	488.51	539.48	(2,546.54)	(7,400.33)	493.79	532.35	532.60	516.39	654.82	757.28	253,877.40	248,984.24