



Annual Budget Summary - Operating

Fall Creek Homeowners Association, Inc.

2023

Date: 10/21/2022

Time: 1:17 pm

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Account	Total
INCOME	
Income	
4110-00 Maintenance Assessment	2,880,870.00
4111-01 Fairway Crossing Assessment	93,800.00
4111-02 Serrano Creek Assessment	81,472.00
4117-00 Fall Creek Commercial/Comm Services - Shared	244,000.00
4236-00 Clubhouse Rental and Cleaning	10,000.00
4240-00 Security Reimbursement - WCID 96	356,963.76
Total Income	\$3,667,105.76
Total OPERATING INCOME	\$3,667,105.76
EXPENSES	
General Maintenance	
5110-00 General Maint./Repairs	100,000.00
5110-01 General Maint./Repairs - FC	10,000.00
5110-02 General Maint./Repairs - SC	6,500.00
5111-00 Lighting Repair & Maintenance	40,000.00
5140-00 Landscape Maintenance Contract	1,039,163.00
5145-00 Landscape Extras & Improvement	250,000.00
5145-01 Landscape Extras & Improvement - FC	15,000.00
5145-02 Landscape Extras & Improvement - SC	6,500.00
5150-00 Irrigation Maint/ Repairs	45,000.00
5151-00 Irrigation Maint/ Repairs - SC	5,000.00
5152-00 Irrigation Maint/ Repairs - FC	5,000.00
5155-00 Fence Maintenance & Repair	50,000.00
5156-00 Fence Maintenance/Repair- FC	10,000.00
5157-00 Fence Maintenance/Repairs- SC	2,000.00
5160-00 Cleaning Services	25,000.00
5180-00 Pest Control	7,000.00
Total General Maintenance	\$1,616,163.00
Utilities	
5220-00 Water / Sewer	240,000.00
5230-00 Streetlight Electric	240,000.00
5240-00 Telephone	8,500.00
5240-01 Telephone - FC	4,500.00
5240-02 Telephone - SC	4,500.00
5250-00 Gas Service	8,000.00
5260-00 Cable TV	1,400.00
5270-00 Trash Collection	4,900.00
Total Utilities	\$511,800.00
Administrative	
5310-00 General Administrative	52,000.00
5311-00 Meeting Expense	5,500.00
5325-00 Storage Fees	5,200.00
5335-00 Internet/Web Services	37,000.00
5370-00 Licenses/Fees/Permits	60.00
5380-00 Contributions/Donations	18,000.00
Total Administrative	\$117,760.00
Professional Services	
5410-00 Management Fee	180,000.00
5420-00 Audit	7,000.00
5430-00 Legal	12,000.00
5450-00 Pool/Rec. Ctr. Administration	26,000.00



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Total Professional Services	\$225,000.00
Insurance & Taxes	
5540-00 Insurance Expense	\$93,000.00
5550-00 Taxes	5,000.00
Total Insurance & Taxes	\$98,000.00
Lake Maintenance	
5620-00 Lake Maintenance	24,500.00
5620-01 Lake Maintenance - FC	15,500.00
5620-02 Lake Maintenance - SC	15,500.00
Total Lake Maintenance	\$55,500.00
Security Expense	
5750-00 Patrol Services	473,360.00
5760-00 Alarm Monitoring	550.00
5770-00 False Alarms	1,500.00
Total Security Expense	\$475,410.00
Committees	
5810-00 Community Events	50,000.00
5815-00 Tennis Coach Payments	10,000.00
5820-00 YOM & Christmas Decorations	56,000.00
5845-00 Crime Watch Committee	10,000.00
5855-00 Marketing Committee	2,000.00
5865-00 Welcome Committee	1,250.00
Total Committees	\$129,250.00
Entry Maintenance	
6010-01 Entry Gate Maintenance - FC	16,000.00
6010-02 Entry Gate Maintenance - SC	10,000.00
6020-00 Street Cleaning- FC	1,500.00
6030-00 Street Cleaning- SC	1,200.00
6050-01 Private Street Maintenance - FC	1,200.00
6050-02 Private Street Maintenance - SC	1,000.00
Total Entry Maintenance	\$30,900.00
Pool	
6125-00 Pool Maint/ Repair	50,000.00
6130-00 Extra Lifeguards	450.00
6135-00 Pool Management	192,030.00
Total Pool	\$242,480.00
Amenity Center	
6220-00 Electrical Repairs - Amenity Center	1,000.00
6225-00 Amenity Access Repairs	1,000.00
6230-00 Clubhouse Supplies	10,000.00
6235-00 Fitness Center Expense	10,000.00
6241-00 Key Fob Expense- FC	1,000.00
6242-00 Key Fob Expense- SC	1,200.00
6250-00 Playground Repair & Maintenance	10,000.00
6255-00 Tennis Court Repair & Maintenance	10,000.00
Total Amenity Center	\$44,200.00
Other Expense	
6300-00 Transfer to Reserve	78,470.76
6300-01 Transfer to Reserve - FC	14,100.00
6300-02 Transfer to Reserve - SC	28,072.00
Total Other Expense	\$120,642.76
Total OPERATING EXPENSE	\$3,667,105.76