



Balance Sheet
 Fall Creek Homeowners Association, Inc.
 End Date: 01/31/2023

Date: 2/20/2023
 Time: 12:12 am
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Assets	Operating	Reserve	Total
Current Assets			
Operating			
Veritex Bank Operating	\$346,070.97	\$0.00	\$346,070.97
Total: Operating	\$346,070.97	\$0.00	\$346,070.97
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Operating			
Veritex Bank Money Market	\$0.00	\$1.71	\$1.71
Total: Operating	\$0.00	\$1.71	\$1.71
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Operating			
Veritex Bank Operating Fairway Crossing	\$97,449.48	\$0.00	\$97,449.48
Total: Operating	\$97,449.48	\$0.00	\$97,449.48
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Operating			
Veritex Bank Reserve Fairway Crossing	\$0.00	\$42,775.62	\$42,775.62
Total: Operating	\$0.00	\$42,775.62	\$42,775.62
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Operating			
Veritex Bank Operating Serrano Creek	\$90,697.03	\$0.00	\$90,697.03
Total: Operating	\$90,697.03	\$0.00	\$90,697.03
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Operating			
Veritex Bank SC Reserve	\$0.00	\$7,761.70	\$7,761.70
Total: Operating	\$0.00	\$7,761.70	\$7,761.70
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Operating			
Veritex Operating Social Committee Debit Card	\$9,429.67	\$0.00	\$9,429.67
Total: Operating	\$9,429.67	\$0.00	\$9,429.67
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Operating			
Veritex Bank Tennis Team Operating	\$19,447.97	\$0.00	\$19,447.97
Total: Operating	\$19,447.97	\$0.00	\$19,447.97
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Operating			
Pacific Premier Money Market *0264	\$0.00	\$5,538.15	\$5,538.15
Total: Operating	\$0.00	\$5,538.15	\$5,538.15
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Operating			
Pacific Premier ICS *264	\$0.00	\$728,365.28	\$728,365.28
Total: Operating	\$0.00	\$728,365.28	\$728,365.28
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Operating			
Pacific Premier Operating Money Market *2559	\$241,005.37	\$0.00	\$241,005.37
Total: Operating	\$241,005.37	\$0.00	\$241,005.37
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Operating			
Pacific Premier Operating Money Market ICS *559	\$3,403,536.74	\$0.00	\$3,403,536.74
Total: Operating	\$3,403,536.74	\$0.00	\$3,403,536.74
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Operating			
Alliance CDARS (2434) & (2047)	\$0.00	\$1,033,245.63	\$1,033,245.63
Total: Operating	\$0.00	\$1,033,245.63	\$1,033,245.63
<hr/>			
Reserve			
Alliance Capital Reserve *6152	\$0.00	\$329,343.95	\$329,343.95
Total: Reserve	\$0.00	\$329,343.95	\$329,343.95
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Fairway C Res			
Alliance Fairway Crossing Reserve *7857	\$0.00	\$56,578.93	\$56,578.93
Total: Fairway C Res	\$0.00	\$56,578.93	\$56,578.93
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Serrano C Res			
Alliance Serrano Creek Reserve *3693	\$0.00	\$112,198.11	\$112,198.11
Total: Serrano C Res	\$0.00	\$112,198.11	\$112,198.11
<hr/>			
Reserve			
AAB ICS Capital Reserve *443	\$0.00	\$100,987.03	\$100,987.03
Total: Reserve	\$0.00	\$100,987.03	\$100,987.03
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Fairway C Res			
AAB ICS Fairway Crossing Reserve *391	\$0.00	\$242,108.53	\$242,108.53



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	Operating	Reserve	Total
Total: Fairway C Res	\$0.00	\$242,108.53	\$242,108.53
Serrano C Res			
AAB ICS Serrano Creek Reserve *247	\$0.00	\$160,462.49	\$160,462.49
Total: Serrano C Res	\$0.00	\$160,462.49	\$160,462.49
Total: Current Assets	\$4,207,637.23	\$2,819,367.13	\$7,027,004.36
Accounts Receivable			
Operating			
Accounts Receivable	\$986,375.60	\$0.00	\$986,375.60
Total: Operating	\$986,375.60	\$0.00	\$986,375.60
Operating			
Allowance For Doubtful Accounts	(\$94,490.85)	\$0.00	(\$94,490.85)
Total: Operating	(\$94,490.85)	\$0.00	(\$94,490.85)
Operating			
Due from Operating	\$28,809.54	\$0.00	\$28,809.54
Total: Operating	\$28,809.54	\$0.00	\$28,809.54
Fairway C Op			
Due from Operating - FC	\$186,831.38	\$0.00	\$186,831.38
Total: Fairway C Op	\$186,831.38	\$0.00	\$186,831.38
Serrano C Op			
Due from Operating - SC	\$49,369.16	\$0.00	\$49,369.16
Total: Serrano C Op	\$49,369.16	\$0.00	\$49,369.16
Fairway C Res			
Due from FC Operating to FC Reserve	\$0.00	\$50,323.22	\$50,323.22
Total: Fairway C Res	\$0.00	\$50,323.22	\$50,323.22
Serrano C Res			
Due from Operating to SC Reserve	\$0.00	\$27,301.42	\$27,301.42
Total: Serrano C Res	\$0.00	\$27,301.42	\$27,301.42
Reserve			
Due From Operating to Reserve	\$0.00	\$248,679.51	\$248,679.51
Total: Reserve	\$0.00	\$248,679.51	\$248,679.51
Operating			
Due from Reserve to Operating	\$529,119.78	\$0.00	\$529,119.78
Total: Operating	\$529,119.78	\$0.00	\$529,119.78
Fairway C Res			
Due from FC Operating	\$0.00	(\$15,798.36)	(\$15,798.36)
Total: Fairway C Res	\$0.00	(\$15,798.36)	(\$15,798.36)
Operating			
A/R Fall Creek Commercial POA	\$302,287.00	\$0.00	\$302,287.00
Total: Operating	\$302,287.00	\$0.00	\$302,287.00
Operating			
Allowance For Doubtful Accounts - Joint Maintenanc	(\$397,287.00)	\$0.00	(\$397,287.00)
Total: Operating	(\$397,287.00)	\$0.00	(\$397,287.00)
Operating			
A/R Other	\$1,374.78	\$0.00	\$1,374.78
Total: Operating	\$1,374.78	\$0.00	\$1,374.78
Total: Accounts Receivable	\$1,592,389.39	\$310,505.79	\$1,902,895.18
Other Assets			
Operating			
Prepaid Expenses	\$63,235.53	\$0.00	\$63,235.53
Total: Operating	\$63,235.53	\$0.00	\$63,235.53
Total: Other Assets	\$63,235.53	\$0.00	\$63,235.53
Current Liabilities			
Fairway C Res			
Due to Operating	\$494.54	\$0.00	\$494.54



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	Operating	Reserve	Total
Total: Fairway C Res	\$494.54	\$0.00	\$494.54
Total: Current Liabilities	\$494.54	\$0.00	\$494.54
Total: Assets	\$5,863,756.69	\$3,129,872.92	\$8,993,629.61
Liabilities & Equity			
Current Liabilities			
Operating			
Accounts Payable	\$9,137.90	\$0.00	\$9,137.90
Total: Operating	\$9,137.90	\$0.00	\$9,137.90
Operating			
Accrued Expenses	\$39,075.00	\$0.00	\$39,075.00
Total: Operating	\$39,075.00	\$0.00	\$39,075.00
Operating			
Due to FC Reserve	\$17,870.00	\$0.00	\$17,870.00
Total: Operating	\$17,870.00	\$0.00	\$17,870.00
Operating			
Due to SC Reserve	\$26,366.47	\$0.00	\$26,366.47
Total: Operating	\$26,366.47	\$0.00	\$26,366.47
Serrano C Op			
Payable to SC Reserve from SC Operating	\$934.95	\$0.00	\$934.95
Total: Serrano C Op	\$934.95	\$0.00	\$934.95
Operating			
Payable to Reserve	\$413,205.48	\$0.00	\$413,205.48
Total: Operating	\$413,205.48	\$0.00	\$413,205.48
Fairway C Op			
Payable to FC	\$75,967.18	\$0.00	\$75,967.18
Total: Fairway C Op	\$75,967.18	\$0.00	\$75,967.18
Serrano C Op			
Payable to SC	(\$96,263.73)	\$0.00	(\$96,263.73)
Total: Serrano C Op	(\$96,263.73)	\$0.00	(\$96,263.73)
Serrano C Res			
Payable to SC Reserve	(\$313.60)	\$0.00	(\$313.60)
Total: Serrano C Res	(\$313.60)	\$0.00	(\$313.60)
Reserve			
Payable to Operating from Reserve	\$0.00	\$529,119.78	\$529,119.78
Total: Reserve	\$0.00	\$529,119.78	\$529,119.78
Operating			
Due to Fairway Crossing	\$110,864.20	\$0.00	\$110,864.20
Total: Operating	\$110,864.20	\$0.00	\$110,864.20
Operating			
Due to Serrano Creek	\$27,379.46	\$0.00	\$27,379.46
Total: Operating	\$27,379.46	\$0.00	\$27,379.46
Operating			
Due to Tennis Committee	\$7,170.93	\$0.00	\$7,170.93
Total: Operating	\$7,170.93	\$0.00	\$7,170.93
Operating			
Deferred Revenue	\$2,641,796.67	\$0.00	\$2,641,796.67
Total: Operating	\$2,641,796.67	\$0.00	\$2,641,796.67
Fairway C Op			
Deferred Revenue - Fairway Crossing	\$85,983.33	\$0.00	\$85,983.33
Total: Fairway C Op	\$85,983.33	\$0.00	\$85,983.33
Serrano C Op			
Deferred Revenue - Serrano Creek	\$71,338.67	\$0.00	\$71,338.67
Total: Serrano C Op	\$71,338.67	\$0.00	\$71,338.67
Operating			



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	Operating	Reserve	Total
Fall Creek CSO - Enhancement Fee	\$144,254.31	\$0.00	\$144,254.31
Total: Operating	\$144,254.31	\$0.00	\$144,254.31
Operating			
Clubhouse Rental Deposits	\$550.00	\$0.00	\$550.00
Total: Operating	\$550.00	\$0.00	\$550.00
Operating			
Deposits - ARC	\$65,357.92	\$0.00	\$65,357.92
Total: Operating	\$65,357.92	\$0.00	\$65,357.92
Operating			
Prepaid Assessments	\$33,215.31	\$0.00	\$33,215.31
Total: Operating	\$33,215.31	\$0.00	\$33,215.31
Operating			
A/P Spectrum Collections	\$41,305.23	\$0.00	\$41,305.23
Total: Operating	\$41,305.23	\$0.00	\$41,305.23
Operating			
Fed Income Tax Payable	\$1,172.00	\$0.00	\$1,172.00
Total: Operating	\$1,172.00	\$0.00	\$1,172.00
Total: Current Liabilities	\$3,716,367.68	\$529,119.78	\$4,245,487.46
Equity			
Operating			
Retained Earnings - Operating Fund	\$1,945,106.88	\$0.00	\$1,945,106.88
Total: Operating	\$1,945,106.88	\$0.00	\$1,945,106.88
Fairway C Op			
Fairway Crossing Operating Fund	\$99,829.28	\$0.00	\$99,829.28
Total: Fairway C Op	\$99,829.28	\$0.00	\$99,829.28
Serrano C Op			
Serrano Creek Operating Fund	\$45,817.66	\$0.00	\$45,817.66
Total: Serrano C Op	\$45,817.66	\$0.00	\$45,817.66
Fairway C Res			
Fairway Crossing Reserve Fund	\$0.00	\$147,673.53	\$147,673.53
Total: Fairway C Res	\$0.00	\$147,673.53	\$147,673.53
Serrano C Res			
Serrano Creek Reserve Fund	\$0.00	\$214,054.95	\$214,054.95
Total: Serrano C Res	\$0.00	\$214,054.95	\$214,054.95
Reserve			
Reserve Fund	\$0.00	\$2,238,109.67	\$2,238,109.67
Total: Reserve	\$0.00	\$2,238,109.67	\$2,238,109.67
Total: Equity	\$2,090,753.82	\$2,599,838.15	\$4,690,591.97
Total Net Income Gain / Loss	\$56,635.19	\$914.99	\$57,550.18
Total: Liabilities & Equity	\$5,863,756.69	\$3,129,872.92	\$8,993,629.61



Income Statement
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
Operating							
4050 Interest Income - Operating	\$1,187.82	\$-	\$1,187.82	\$1,187.82	\$-	\$1,187.82	\$-
Total Operating	\$1,187.82	\$-	\$1,187.82	\$1,187.82	\$-	\$1,187.82	\$-
Operating							
4110 Maintenance Assessment	240,163.33	240,072.50	90.83	240,163.33	240,072.50	90.83	2,880,870.00
Total Operating	\$240,163.33	\$240,072.50	\$90.83	\$240,163.33	\$240,072.50	\$90.83	\$2,880,870.00
Fairway C Op							
4111 Fairway Crossing Assessment	7,816.67	7,816.67	-	7,816.67	7,816.67	-	93,800.00
Total Fairway C Op	\$7,816.67	\$7,816.67	\$-	\$7,816.67	\$7,816.67	\$-	\$93,800.00
Serrano C Op							
4111 Serrano Creek Assessment	6,485.33	6,789.33	(304.00)	6,485.33	6,789.33	(304.00)	81,472.00
Total Serrano C Op	\$6,485.33	\$6,789.33	(\$304.00)	\$6,485.33	\$6,789.33	(\$304.00)	\$81,472.00
Operating							
4117 Fall Creek Commercial/Comm Services - Shared	-	20,333.33	(20,333.33)	-	20,333.33	(20,333.33)	244,000.00
Total Operating	\$-	\$20,333.33	(\$20,333.33)	\$-	\$20,333.33	(\$20,333.33)	\$244,000.00
Operating							
4135 Capital Improvement Fee	1,612.50	-	1,612.50	1,612.50	-	1,612.50	-
Total Operating	\$1,612.50	\$-	\$1,612.50	\$1,612.50	\$-	\$1,612.50	\$-
Operating							
4210 Late Fee Income	1,318.02	-	1,318.02	1,318.02	-	1,318.02	-
Total Operating	\$1,318.02	\$-	\$1,318.02	\$1,318.02	\$-	\$1,318.02	\$-
Operating							
4220 Fine Income	2,350.00	-	2,350.00	2,350.00	-	2,350.00	-
Total Operating	\$2,350.00	\$-	\$2,350.00	\$2,350.00	\$-	\$2,350.00	\$-
Operating							
4235 Amenity Access Income	100.00	-	100.00	100.00	-	100.00	-
Total Operating	\$100.00	\$-	\$100.00	\$100.00	\$-	\$100.00	\$-
Operating							
4236 Clubhouse Rental and Cleaning	1,150.00	833.33	316.67	1,150.00	833.33	316.67	10,000.00
Total Operating	\$1,150.00	\$833.33	\$316.67	\$1,150.00	\$833.33	\$316.67	\$10,000.00
Operating							
4237 Clubhouse Rental	500.00	-	500.00	500.00	-	500.00	-
Total Operating	\$500.00	\$-	\$500.00	\$500.00	\$-	\$500.00	\$-
Operating							
4240 Security Reimbursement - WCID 96	29,746.98	29,746.98	-	29,746.98	29,746.98	-	356,963.76
Total Operating	\$29,746.98	\$29,746.98	\$-	\$29,746.98	\$29,746.98	\$-	\$356,963.76
Operating							
4265 Tennis Income	1,482.90	-	1,482.90	1,482.90	-	1,482.90	-
Total Operating	\$1,482.90	\$-	\$1,482.90	\$1,482.90	\$-	\$1,482.90	\$-
Total Income	\$293,913.55	\$305,592.14	(\$11,678.59)	\$293,913.55	\$305,592.14	(\$11,678.59)	\$3,667,105.76
Total OPERATING INCOME	\$293,913.55	\$305,592.14	(\$11,678.59)	\$293,913.55	\$305,592.14	(\$11,678.59)	\$3,667,105.76
OPERATING EXPENSE							
General Maintenance							
Operating							
5110 General Maint./Repairs	5,995.71	8,333.33	2,337.62	5,995.71	8,333.33	2,337.62	100,000.00
Total Operating	\$5,995.71	\$8,333.33	\$2,337.62	\$5,995.71	\$8,333.33	\$2,337.62	\$100,000.00
Fairway C Op							
5110 General Maint./Repairs - FC	-	833.33	833.33	-	833.33	833.33	10,000.00
Total Fairway C Op	\$-	\$833.33	\$833.33	\$-	\$833.33	\$833.33	\$10,000.00
Serrano C Op							
5110 General Maint./Repairs - SC	129.90	541.67	411.77	129.90	541.67	411.77	6,500.00
Total Serrano C Op	\$129.90	\$541.67	\$411.77	\$129.90	\$541.67	\$411.77	\$6,500.00



Income Statement
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating							
5111 Lighting Repair & Maintenance	\$-	\$3,333.33	\$3,333.33	\$-	\$3,333.33	\$3,333.33	\$40,000.00
Total Operating	\$-	\$3,333.33	\$3,333.33	\$-	\$3,333.33	\$3,333.33	\$40,000.00
Operating							
5140 Landscape Maintenance Contract	83,266.38	86,596.92	3,330.54	83,266.38	86,596.92	3,330.54	1,039,163.00
Total Operating	\$83,266.38	\$86,596.92	\$3,330.54	\$83,266.38	\$86,596.92	\$3,330.54	\$1,039,163.00
Operating							
5145 Landscape Extras & Improvement	-	20,833.33	20,833.33	-	20,833.33	20,833.33	250,000.00
Total Operating	\$-	\$20,833.33	\$20,833.33	\$-	\$20,833.33	\$20,833.33	\$250,000.00
Fairway C Op							
5145 Landscape Extras & Improvement - FC	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
Total Fairway C Op	\$-	\$1,250.00	\$1,250.00	\$-	\$1,250.00	\$1,250.00	\$15,000.00
Serrano C Op							
5145 Landscape Extras & Improvement - SC	-	541.67	541.67	-	541.67	541.67	6,500.00
Total Serrano C Op	\$-	\$541.67	\$541.67	\$-	\$541.67	\$541.67	\$6,500.00
Operating							
5150 Irrigation Maint/ Repairs	-	3,750.00	3,750.00	-	3,750.00	3,750.00	45,000.00
Total Operating	\$-	\$3,750.00	\$3,750.00	\$-	\$3,750.00	\$3,750.00	\$45,000.00
Operating							
5151 Irrigation Maint/ Repairs - SC	-	416.67	416.67	-	416.67	416.67	5,000.00
Total Operating	\$-	\$416.67	\$416.67	\$-	\$416.67	\$416.67	\$5,000.00
Operating							
5152 Irrigation Maint/ Repairs - FC	-	416.67	416.67	-	416.67	416.67	5,000.00
Total Operating	\$-	\$416.67	\$416.67	\$-	\$416.67	\$416.67	\$5,000.00
Operating							
5155 Fence Maintenance & Repair	7,340.00	4,166.67	(3,173.33)	7,340.00	4,166.67	(3,173.33)	50,000.00
Total Operating	\$7,340.00	\$4,166.67	(\$3,173.33)	\$7,340.00	\$4,166.67	(\$3,173.33)	\$50,000.00
Operating							
5156 Fence Maintenance/Repair- FC	-	833.33	833.33	-	833.33	833.33	10,000.00
Total Operating	\$-	\$833.33	\$833.33	\$-	\$833.33	\$833.33	\$10,000.00
Operating							
5157 Fence Maintenance/Repairs- SC	-	166.67	166.67	-	166.67	166.67	2,000.00
Total Operating	\$-	\$166.67	\$166.67	\$-	\$166.67	\$166.67	\$2,000.00
Operating							
5160 Cleaning Services	1,480.00	2,083.33	603.33	1,480.00	2,083.33	603.33	25,000.00
Total Operating	\$1,480.00	\$2,083.33	\$603.33	\$1,480.00	\$2,083.33	\$603.33	\$25,000.00
Operating							
5180 Pest Control	-	583.33	583.33	-	583.33	583.33	7,000.00
Total Operating	\$-	\$583.33	\$583.33	\$-	\$583.33	\$583.33	\$7,000.00
Total General Maintenance	\$98,211.99	\$134,680.25	\$36,468.26	\$98,211.99	\$134,680.25	\$36,468.26	\$1,616,163.00
Utilities							
Operating							
5220 Water / Sewer	9,300.29	20,000.00	10,699.71	9,300.29	20,000.00	10,699.71	240,000.00
Total Operating	\$9,300.29	\$20,000.00	\$10,699.71	\$9,300.29	\$20,000.00	\$10,699.71	\$240,000.00
Operating							
5230 Streetlight Electric	21,299.55	20,000.00	(1,299.55)	21,299.55	20,000.00	(1,299.55)	240,000.00
Total Operating	\$21,299.55	\$20,000.00	(\$1,299.55)	\$21,299.55	\$20,000.00	(\$1,299.55)	\$240,000.00
Operating							
5240 Telephone	1,060.53	708.33	(352.20)	1,060.53	708.33	(352.20)	8,500.00
Total Operating	\$1,060.53	\$708.33	(\$352.20)	\$1,060.53	\$708.33	(\$352.20)	\$8,500.00
Fairway C Op							
5240 Telephone - FC	416.06	375.00	(41.06)	416.06	375.00	(41.06)	4,500.00
Total Fairway C Op	\$416.06	\$375.00	(\$41.06)	\$416.06	\$375.00	(\$41.06)	\$4,500.00
Serrano C Op							



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	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5240 Telephone - SC	\$304.03	\$375.00	\$70.97	\$304.03	\$375.00	\$70.97	\$4,500.00
Total Serrano C Op	\$304.03	\$375.00	\$70.97	\$304.03	\$375.00	\$70.97	\$4,500.00
Operating							
5250 Gas Service	1,002.15	666.67	(335.48)	1,002.15	666.67	(335.48)	8,000.00
Total Operating	\$1,002.15	\$666.67	(\$335.48)	\$1,002.15	\$666.67	(\$335.48)	\$8,000.00
Operating							
5260 Cable TV	113.58	116.67	3.09	113.58	116.67	3.09	1,400.00
Total Operating	\$113.58	\$116.67	\$3.09	\$113.58	\$116.67	\$3.09	\$1,400.00
Operating							
5270 Trash Collection	412.97	408.33	(4.64)	412.97	408.33	(4.64)	4,900.00
Total Operating	\$412.97	\$408.33	(\$4.64)	\$412.97	\$408.33	(\$4.64)	\$4,900.00
Total Utilities	\$33,909.16	\$42,650.00	\$8,740.84	\$33,909.16	\$42,650.00	\$8,740.84	\$511,800.00
Administrative							
Operating							
5310 General Administrative	2,582.86	4,333.33	1,750.47	2,582.86	4,333.33	1,750.47	52,000.00
Total Operating	\$2,582.86	\$4,333.33	\$1,750.47	\$2,582.86	\$4,333.33	\$1,750.47	\$52,000.00
Operating							
5311 Meeting Expense	285.21	458.33	173.12	285.21	458.33	173.12	5,500.00
Total Operating	\$285.21	\$458.33	\$173.12	\$285.21	\$458.33	\$173.12	\$5,500.00
Operating							
5325 Storage Fees	345.00	433.33	88.33	345.00	433.33	88.33	5,200.00
Total Operating	\$345.00	\$433.33	\$88.33	\$345.00	\$433.33	\$88.33	\$5,200.00
Operating							
5335 Internet/Web Services	2,902.58	3,083.33	180.75	2,902.58	3,083.33	180.75	37,000.00
Total Operating	\$2,902.58	\$3,083.33	\$180.75	\$2,902.58	\$3,083.33	\$180.75	\$37,000.00
Fairway C Op							
5335 Internet/Web Services - FC	77.35	-	(77.35)	77.35	-	(77.35)	-
Total Fairway C Op	\$77.35	\$-	(\$77.35)	\$77.35	\$-	(\$77.35)	\$-
Serrano C Op							
5335 Internet/Web Services - SC	140.46	-	(140.46)	140.46	-	(140.46)	-
Total Serrano C Op	\$140.46	\$-	(\$140.46)	\$140.46	\$-	(\$140.46)	\$-
Operating							
5370 Licenses/Fees/Permits	-	5.00	5.00	-	5.00	5.00	60.00
Total Operating	\$-	\$5.00	\$5.00	\$-	\$5.00	\$5.00	\$60.00
Operating							
5380 Contributions/Donations	-	1,500.00	1,500.00	-	1,500.00	1,500.00	18,000.00
Total Operating	\$-	\$1,500.00	\$1,500.00	\$-	\$1,500.00	\$1,500.00	\$18,000.00
Total Administrative	\$6,333.46	\$9,813.32	\$3,479.86	\$6,333.46	\$9,813.32	\$3,479.86	\$117,760.00
Professional Services							
Operating							
5410 Management Fee	16,700.66	15,000.00	(1,700.66)	16,700.66	15,000.00	(1,700.66)	180,000.00
Total Operating	\$16,700.66	\$15,000.00	(\$1,700.66)	\$16,700.66	\$15,000.00	(\$1,700.66)	\$180,000.00
Operating							
5420 Audit	-	583.33	583.33	-	583.33	583.33	7,000.00
Total Operating	\$-	\$583.33	\$583.33	\$-	\$583.33	\$583.33	\$7,000.00
Operating							
5430 Legal	600.00	1,000.00	400.00	600.00	1,000.00	400.00	12,000.00
Total Operating	\$600.00	\$1,000.00	\$400.00	\$600.00	\$1,000.00	\$400.00	\$12,000.00
Operating							
5450 Pool/Rec. Ctr. Administration	2,150.00	2,166.67	16.67	2,150.00	2,166.67	16.67	26,000.00
Total Operating	\$2,150.00	\$2,166.67	\$16.67	\$2,150.00	\$2,166.67	\$16.67	\$26,000.00
Total Professional Services	\$19,450.66	\$18,750.00	(\$700.66)	\$19,450.66	\$18,750.00	(\$700.66)	\$225,000.00
Insurance & Taxes							
Operating							
5540 Insurance Expense	6,348.83	7,750.00	1,401.17	6,348.83	7,750.00	1,401.17	93,000.00



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Operating	\$6,348.83	\$7,750.00	\$1,401.17	\$6,348.83	\$7,750.00	\$1,401.17	\$93,000.00
Operating							
5550 Taxes	\$18.15	\$416.67	\$398.52	\$18.15	\$416.67	\$398.52	\$5,000.00
Total Operating	\$18.15	\$416.67	\$398.52	\$18.15	\$416.67	\$398.52	\$5,000.00
Total Insurance & Taxes	\$6,366.98	\$8,166.67	\$1,799.69	\$6,366.98	\$8,166.67	\$1,799.69	\$98,000.00
Lake Maintenance							
Operating							
5620 Lake Maintenance	16,288.28	2,041.67	(14,246.61)	16,288.28	2,041.67	(14,246.61)	24,500.00
Total Operating	\$16,288.28	\$2,041.67	(\$14,246.61)	\$16,288.28	\$2,041.67	(\$14,246.61)	\$24,500.00
Fairway C Op							
5620 Lake Maintenance - FC	1,152.46	1,291.67	139.21	1,152.46	1,291.67	139.21	15,500.00
Total Fairway C Op	\$1,152.46	\$1,291.67	\$139.21	\$1,152.46	\$1,291.67	\$139.21	\$15,500.00
Serrano C Op							
5620 Lake Maintenance - SC	620.00	1,291.67	671.67	620.00	1,291.67	671.67	15,500.00
Total Serrano C Op	\$620.00	\$1,291.67	\$671.67	\$620.00	\$1,291.67	\$671.67	\$15,500.00
Total Lake Maintenance	\$18,060.74	\$4,625.01	(\$13,435.73)	\$18,060.74	\$4,625.01	(\$13,435.73)	\$55,500.00
Security Expense							
Operating							
5750 Patrol Services	38,800.00	39,446.67	646.67	38,800.00	39,446.67	646.67	473,360.00
Total Operating	\$38,800.00	\$39,446.67	\$646.67	\$38,800.00	\$39,446.67	\$646.67	\$473,360.00
Operating							
5760 Alarm Monitoring	-	45.83	45.83	-	45.83	45.83	550.00
Total Operating	\$-	\$45.83	\$45.83	\$-	\$45.83	\$45.83	\$550.00
Operating							
5770 False Alarms	-	125.00	125.00	-	125.00	125.00	1,500.00
Total Operating	\$-	\$125.00	\$125.00	\$-	\$125.00	\$125.00	\$1,500.00
Total Security Expense	\$38,800.00	\$39,617.50	\$817.50	\$38,800.00	\$39,617.50	\$817.50	\$475,410.00
Committees							
Operating							
5810 Community Events	118.96	4,166.67	4,047.71	118.96	4,166.67	4,047.71	50,000.00
Total Operating	\$118.96	\$4,166.67	\$4,047.71	\$118.96	\$4,166.67	\$4,047.71	\$50,000.00
Operating							
5815 Tennis Coach Payments	-	833.33	833.33	-	833.33	833.33	10,000.00
Total Operating	\$-	\$833.33	\$833.33	\$-	\$833.33	\$833.33	\$10,000.00
Operating							
5820 YOM & Christmas Decorations	-	4,666.67	4,666.67	-	4,666.67	4,666.67	56,000.00
Total Operating	\$-	\$4,666.67	\$4,666.67	\$-	\$4,666.67	\$4,666.67	\$56,000.00
Operating							
5845 Crime Watch Committee	-	833.33	833.33	-	833.33	833.33	10,000.00
Total Operating	\$-	\$833.33	\$833.33	\$-	\$833.33	\$833.33	\$10,000.00
Operating							
5855 Marketing Committee	-	166.67	166.67	-	166.67	166.67	2,000.00
Total Operating	\$-	\$166.67	\$166.67	\$-	\$166.67	\$166.67	\$2,000.00
Operating							
5865 Welcome Committee	-	104.17	104.17	-	104.17	104.17	1,250.00
Total Operating	\$-	\$104.17	\$104.17	\$-	\$104.17	\$104.17	\$1,250.00
Total Committees	\$118.96	\$10,770.84	\$10,651.88	\$118.96	\$10,770.84	\$10,651.88	\$129,250.00
Entry Maintenance							
Fairway C Op							
6010 Entry Gate Maintenance - FC	625.61	1,333.33	707.72	625.61	1,333.33	707.72	16,000.00
Total Fairway C Op	\$625.61	\$1,333.33	\$707.72	\$625.61	\$1,333.33	\$707.72	\$16,000.00
Serrano C Op							
6010 Entry Gate Maintenance - SC	773.99	833.33	59.34	773.99	833.33	59.34	10,000.00
Total Serrano C Op	\$773.99	\$833.33	\$59.34	\$773.99	\$833.33	\$59.34	\$10,000.00
Operating							



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6020 Street Cleaning- FC	\$-	\$125.00	\$125.00	\$-	\$125.00	\$125.00	\$1,500.00
Total Operating	\$-	\$125.00	\$125.00	\$-	\$125.00	\$125.00	\$1,500.00
Operating							
6030 Street Cleaning- SC	-	100.00	100.00	-	100.00	100.00	1,200.00
Total Operating	\$-	\$100.00	\$100.00	\$-	\$100.00	\$100.00	\$1,200.00
Fairway C Op							
6050 Private Street Maintenance - FC	-	100.00	100.00	-	100.00	100.00	1,200.00
Total Fairway C Op	\$-	\$100.00	\$100.00	\$-	\$100.00	\$100.00	\$1,200.00
Serrano C Op							
6050 Private Street Maintenance - SC	-	83.33	83.33	-	83.33	83.33	1,000.00
Total Serrano C Op	\$-	\$83.33	\$83.33	\$-	\$83.33	\$83.33	\$1,000.00
Total Entry Maintenance	\$1,399.60	\$2,574.99	\$1,175.39	\$1,399.60	\$2,574.99	\$1,175.39	\$30,900.00
Pool							
Operating							
6125 Pool Maint/ Repair	8,940.42	4,166.67	(4,773.75)	8,940.42	4,166.67	(4,773.75)	50,000.00
Total Operating	\$8,940.42	\$4,166.67	(\$4,773.75)	\$8,940.42	\$4,166.67	(\$4,773.75)	\$50,000.00
Operating							
6130 Extra Lifeguards	-	37.50	37.50	-	37.50	37.50	450.00
Total Operating	\$-	\$37.50	\$37.50	\$-	\$37.50	\$37.50	\$450.00
Operating							
6135 Pool Management	3,220.44	16,002.50	12,782.06	3,220.44	16,002.50	12,782.06	192,030.00
Total Operating	\$3,220.44	\$16,002.50	\$12,782.06	\$3,220.44	\$16,002.50	\$12,782.06	\$192,030.00
Total Pool	\$12,160.86	\$20,206.67	\$8,045.81	\$12,160.86	\$20,206.67	\$8,045.81	\$242,480.00
Amenity Center							
Operating							
6220 Electrical Repairs - Amenity Center	-	83.33	83.33	-	83.33	83.33	1,000.00
Total Operating	\$-	\$83.33	\$83.33	\$-	\$83.33	\$83.33	\$1,000.00
Operating							
6225 Amenity Access Repairs	194.85	83.33	(111.52)	194.85	83.33	(111.52)	1,000.00
Total Operating	\$194.85	\$83.33	(\$111.52)	\$194.85	\$83.33	(\$111.52)	\$1,000.00
Operating							
6230 Clubhouse Supplies	933.35	833.33	(100.02)	933.35	833.33	(100.02)	10,000.00
Total Operating	\$933.35	\$833.33	(\$100.02)	\$933.35	\$833.33	(\$100.02)	\$10,000.00
Operating							
6235 Fitness Center Expense	774.45	833.33	58.88	774.45	833.33	58.88	10,000.00
Total Operating	\$774.45	\$833.33	\$58.88	\$774.45	\$833.33	\$58.88	\$10,000.00
Operating							
6241 Key Fob Expense- FC	313.93	83.33	(230.60)	313.93	83.33	(230.60)	1,000.00
Total Operating	\$313.93	\$83.33	(\$230.60)	\$313.93	\$83.33	(\$230.60)	\$1,000.00
Operating							
6242 Key Fob Expense- SC	-	100.00	100.00	-	100.00	100.00	1,200.00
Total Operating	\$-	\$100.00	\$100.00	\$-	\$100.00	\$100.00	\$1,200.00
Operating							
6250 Playground Repair & Maintenance	12.44	833.33	820.89	12.44	833.33	820.89	10,000.00
Total Operating	\$12.44	\$833.33	\$820.89	\$12.44	\$833.33	\$820.89	\$10,000.00
Operating							
6255 Tennis Court Repair & Maintenance	236.93	833.33	596.40	236.93	833.33	596.40	10,000.00
Total Operating	\$236.93	\$833.33	\$596.40	\$236.93	\$833.33	\$596.40	\$10,000.00
Total Amenity Center	\$2,465.95	\$3,683.31	\$1,217.36	\$2,465.95	\$3,683.31	\$1,217.36	\$44,200.00
Other Expense							
Operating							
6300 Transfer to Reserve	-	6,539.23	6,539.23	-	6,539.23	6,539.23	78,470.76
Total Operating	\$-	\$6,539.23	\$6,539.23	\$-	\$6,539.23	\$6,539.23	\$78,470.76
Fairway C Op							
6300 Transfer to Reserve - FC	-	1,175.00	1,175.00	-	1,175.00	1,175.00	14,100.00



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Fairway C Op	\$-	\$1,175.00	\$1,175.00	\$-	\$1,175.00	\$1,175.00	\$14,100.00
Serrano C Op							
6300 Transfer to Reserve - SC	\$-	\$2,339.33	\$2,339.33	\$-	\$2,339.33	\$2,339.33	\$28,072.00
Total Serrano C Op	\$-	\$2,339.33	\$2,339.33	\$-	\$2,339.33	\$2,339.33	\$28,072.00
Total Other Expense	\$-	\$10,053.56	\$10,053.56	\$-	\$10,053.56	\$10,053.56	\$120,642.76
Total OPERATING EXPENSE	\$237,278.36	\$305,592.12	\$68,313.76	\$237,278.36	\$305,592.12	\$68,313.76	\$3,667,105.76
Net Income:	\$56,635.19	\$0.02	\$56,635.17	\$56,635.19	\$0.02	\$56,635.17	\$0.00



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Income							
Fairway C Res							
4050 Interest Income - Reserve FC	\$38.66	\$-	\$38.66	\$38.66	\$-	\$38.66	\$-
Total Fairway C Res	\$38.66	\$-	\$38.66	\$38.66	\$-	\$38.66	\$-
Serrano C Res							
4050 Interest Income - Reserve SC	28.65	-	28.65	28.65	-	28.65	-
Total Serrano C Res	\$28.65	\$-	\$28.65	\$28.65	\$-	\$28.65	\$-
Reserve							
4050 Interest Income - Reserve	847.68	-	847.68	847.68	-	847.68	-
Total Reserve	\$847.68	\$-	\$847.68	\$847.68	\$-	\$847.68	\$-
Total Income	\$914.99	\$-	\$914.99	\$914.99	\$-	\$914.99	\$-
Total RESERVE INCOME	\$914.99	\$-	\$914.99	\$914.99	\$-	\$914.99	\$-
Net Reserve:	\$914.99	\$0.00	\$914.99	\$914.99	\$0.00	\$914.99	\$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	\$1,187.82	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$1,187.82
4110-00 Maintenance Assessment	240,163.33	-	-	-	-	-	-	-	-	-	-	-	240,163.33
4111-01 Fairway Crossing Assessment	7,816.67	-	-	-	-	-	-	-	-	-	-	-	7,816.67
4111-02 Serrano Creek Assessment	6,485.33	-	-	-	-	-	-	-	-	-	-	-	6,485.33
4135-00 Capital Improvement Fee	1,612.50	-	-	-	-	-	-	-	-	-	-	-	1,612.50
4210-00 Late Fee Income	1,318.02	-	-	-	-	-	-	-	-	-	-	-	1,318.02
4220-00 Fine Income	2,350.00	-	-	-	-	-	-	-	-	-	-	-	2,350.00
4235-00 Amenity Access Income	100.00	-	-	-	-	-	-	-	-	-	-	-	100.00
4236-00 Clubhouse Rental and Cleaning	1,150.00	-	-	-	-	-	-	-	-	-	-	-	1,150.00
4237-00 Clubhouse Rental	500.00	-	-	-	-	-	-	-	-	-	-	-	500.00
4240-00 Security	29,746.98	-	-	-	-	-	-	-	-	-	-	-	29,746.98
Reimbursement - WCID 96													
4265-00 Tennis Income	1,482.90	-	-	-	-	-	-	-	-	-	-	-	1,482.90
Total Income	293,913.55	-	-	-	-	-	-	-	-	-	-	-	293,913.55
Total OPERATING INCOME	293,913.55	-	-	-	-	-	-	-	-	-	-	-	293,913.55
OPERATING EXPENSE													
General Maintenance													
5110-00 General Maint./Repairs	5,995.71	-	-	-	-	-	-	-	-	-	-	-	5,995.71
5110-02 General Maint./Repairs - SC	129.90	-	-	-	-	-	-	-	-	-	-	-	129.90
5140-00 Landscape Maintenance Contract	83,266.38	-	-	-	-	-	-	-	-	-	-	-	83,266.38
5155-00 Fence Maintenance & Repair	7,340.00	-	-	-	-	-	-	-	-	-	-	-	7,340.00
5160-00 Cleaning Services	1,480.00	-	-	-	-	-	-	-	-	-	-	-	1,480.00
Total General Maintenance	98,211.99	-	-	-	-	-	-	-	-	-	-	-	98,211.99



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: January 2023

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Utilities													
5220-00 Water / Sewer	\$9,300.29	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$9,300.29
5230-00 Streetlight Electric	21,299.55	-	-	-	-	-	-	-	-	-	-	-	21,299.55
5240-00 Telephone	1,060.53	-	-	-	-	-	-	-	-	-	-	-	1,060.53
5240-01 Telephone - FC	416.06	-	-	-	-	-	-	-	-	-	-	-	416.06
5240-02 Telephone - SC	304.03	-	-	-	-	-	-	-	-	-	-	-	304.03
5250-00 Gas Service	1,002.15	-	-	-	-	-	-	-	-	-	-	-	1,002.15
5260-00 Cable TV	113.58	-	-	-	-	-	-	-	-	-	-	-	113.58
5270-00 Trash Collection	412.97	-	-	-	-	-	-	-	-	-	-	-	412.97
Total Utilities	33,909.16	-	-	-	-	-	-	-	-	-	-	-	33,909.16
Administrative													
5310-00 General	2,582.86	-	-	-	-	-	-	-	-	-	-	-	2,582.86
Administrative													
5311-00 Meeting Expense	285.21	-	-	-	-	-	-	-	-	-	-	-	285.21
5325-00 Storage Fees	345.00	-	-	-	-	-	-	-	-	-	-	-	345.00
5335-00 Internet/Web	2,902.58	-	-	-	-	-	-	-	-	-	-	-	2,902.58
Services													
5335-01 Internet/Web	77.35	-	-	-	-	-	-	-	-	-	-	-	77.35
Services - FC													
5335-02 Internet/Web	140.46	-	-	-	-	-	-	-	-	-	-	-	140.46
Services - SC													
Total Administrative	6,333.46	-	-	-	-	-	-	-	-	-	-	-	6,333.46
Professional Services													
5410-00 Management Fee	16,700.66	-	-	-	-	-	-	-	-	-	-	-	16,700.66
5430-00 Legal	600.00	-	-	-	-	-	-	-	-	-	-	-	600.00
5450-00 Pool/Rec. Ctr.	2,150.00	-	-	-	-	-	-	-	-	-	-	-	2,150.00
Administration													
Total Professional Services	19,450.66	-	-	-	-	-	-	-	-	-	-	-	19,450.66
Insurance & Taxes													
5540-00 Insurance Expense	6,348.83	-	-	-	-	-	-	-	-	-	-	-	6,348.83
5550-00 Taxes	18.15	-	-	-	-	-	-	-	-	-	-	-	18.15
Total Insurance & Taxes	6,366.98	-	-	-	-	-	-	-	-	-	-	-	6,366.98
Lake Maintenance													
5620-00 Lake Maintenance	16,288.28	-	-	-	-	-	-	-	-	-	-	-	16,288.28
5620-01 Lake Maintenance - FC	1,152.46	-	-	-	-	-	-	-	-	-	-	-	1,152.46
5620-02 Lake Maintenance - SC	620.00	-	-	-	-	-	-	-	-	-	-	-	620.00
Total Lake Maintenance	18,060.74	-	-	-	-	-	-	-	-	-	-	-	18,060.74
Security Expense													
5750-00 Patrol Services	38,800.00	-	-	-	-	-	-	-	-	-	-	-	38,800.00
Total Security Expense	38,800.00	-	-	-	-	-	-	-	-	-	-	-	38,800.00



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: January 2023

Date: 2/20/2023
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Committees													
5810-00 Community Events	\$118.96	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$118.96
Total Committees	118.96	-	-	-	-	-	-	-	-	-	-	-	118.96
Entry Maintenance													
6010-01 Entry Gate	625.61	-	-	-	-	-	-	-	-	-	-	-	625.61
Maintenance - FC													
6010-02 Entry Gate	773.99	-	-	-	-	-	-	-	-	-	-	-	773.99
Maintenance - SC													
Total Entry Maintenance	1,399.60	-	-	-	-	-	-	-	-	-	-	-	1,399.60
Pool													
6125-00 Pool Maint/ Repair	8,940.42	-	-	-	-	-	-	-	-	-	-	-	8,940.42
6135-00 Pool Management	3,220.44	-	-	-	-	-	-	-	-	-	-	-	3,220.44
Total Pool	12,160.86	-	-	-	-	-	-	-	-	-	-	-	12,160.86
Amenity Center													
6225-00 Amenity Access	194.85	-	-	-	-	-	-	-	-	-	-	-	194.85
Repairs													
6230-00 Clubhouse Supplies	933.35	-	-	-	-	-	-	-	-	-	-	-	933.35
6235-00 Fitness Center	774.45	-	-	-	-	-	-	-	-	-	-	-	774.45
Expense													
6241-00 Key Fob Expense-FC	313.93	-	-	-	-	-	-	-	-	-	-	-	313.93
6250-00 Playground Repair & Maintenance	12.44	-	-	-	-	-	-	-	-	-	-	-	12.44
6255-00 Tennis Court Repair & Maintenance	236.93	-	-	-	-	-	-	-	-	-	-	-	236.93
Total Amenity Center	2,465.95	-	-	-	-	-	-	-	-	-	-	-	2,465.95
Total OPERATING EXPENSE	237,278.36	-	-	-	-	-	-	-	-	-	-	-	237,278.36
Net Income:	56,635.19	-	-	-	-	-	-	-	-	-	-	-	56,635.19



Income Statement Summary - Reserve
 Fall Creek Homeowners Association, Inc.
 Fiscal Period: January 2023

Date: 2/20/2023
 Time: 12:12 am
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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	\$38.66	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$38.66
4050-95 Interest Income - Reserve SC	28.65	-	-	-	-	-	-	-	-	-	-	-	28.65
4050-99 Interest Income - Reserve	847.68	-	-	-	-	-	-	-	-	-	-	-	847.68
Total Income	914.99	-	-	-	-	-	-	-	-	-	-	-	914.99
Total RESERVE INCOME	914.99	-	-	-	-	-	-	-	-	-	-	-	914.99
Net Reserve:	914.99	-	-	-	-	-	-	-	-	-	-	-	914.99