



Balance Sheet

Fall Creek Homeowners Association, Inc.
End Date: 08/31/2023

Date: 9/15/2023
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	Operating	Reserve	Total
Assets			
Current Assets			
Veritex Op. ICS Holding 7641	\$1.00	\$0.00	\$1.00
Veritex Bank Operating	\$72,699.20	\$0.00	\$72,699.20
Veritex Operating ICS 3327	\$2,853,412.02	\$0.00	\$2,853,412.02
Veritex Rsv. ICS Holding 3082	\$0.00	\$1.00	\$1.00
Veritex Reserve ICS 3335	\$0.00	\$736,895.11	\$736,895.11
Veritex Bank Operating Fairway Crossing	\$12,743.32	\$0.00	\$12,743.32
Veritex Bank Reserve Fairway Crossing	\$0.00	\$11.43	\$11.43
Veritex Bank Operating Serrano Creek	\$6,132.24	\$0.00	\$6,132.24
Veritex Bank SC Reserve	\$0.00	\$2.07	\$2.07
Veritex Operating Social Committee Debit Card	\$2,772.72	\$0.00	\$2,772.72
Veritex Bank Tennis Team Operating	\$13,960.09	\$0.00	\$13,960.09
Alliance CDARS (2434) & (2047) 3/27/2024	\$0.00	\$1,054,143.36	\$1,054,143.36
Alliance Fairway Crossing Operating	\$70,718.42	\$0.00	\$70,718.42
Alliance Serrano Creek Operating	\$74,527.60	\$0.00	\$74,527.60
Alliance Capital Reserve *6152	\$0.00	\$22,859.13	\$22,859.13
Alliance Fairway Crossing Reserve *7857	\$0.00	\$10,030.00	\$10,030.00
Alliance Serrano Creek Reserve *3693	\$0.00	\$560.76	\$560.76
AAB ICS Capital Reserve *443	\$0.00	\$391,153.36	\$391,153.36
AAB ICS Fairway Crossing Reserve *391	\$0.00	\$332,261.66	\$332,261.66
AAB ICS Serrano Creek Reserve *247	\$0.00	\$246,688.72	\$246,688.72
Total: Current Assets	\$3,106,966.61	\$2,794,606.60	\$5,901,573.21
Accounts Receivable			
Accounts Receivable	\$394,092.71	\$0.00	\$394,092.71
Allowance For Doubtful Accounts	(\$71,067.18)	\$0.00	(\$71,067.18)
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
A/R Fall Creek Commercial POA	\$302,287.00	\$0.00	\$302,287.00
Allowance For Doubtful Accounts - Joint Maintenanc	(\$397,287.00)	\$0.00	(\$397,287.00)
Total: Accounts Receivable	\$1,022,155.39	\$326,304.15	\$1,348,459.54
Other Assets			
Prepaid Insurances	\$10,817.55	\$0.00	\$10,817.55
Prepaid Expenses	\$94,931.59	\$0.00	\$94,931.59
Advance Payments	\$1,440.00	\$0.00	\$1,440.00
Total: Other Assets	\$107,189.14	\$0.00	\$107,189.14
Current Liabilities			
Due to Operating	\$494.54	\$0.00	\$494.54
Total: Current Liabilities	\$494.54	\$0.00	\$494.54
Total: Assets	\$4,236,805.68	\$3,120,910.75	\$7,357,716.43
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$8,721.50	\$0.00	\$8,721.50
Accrued Expenses	\$205.00	\$0.00	\$205.00
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)



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	Operating	Reserve	Total
Payable to Operating from Reserve	\$0.00	\$529,119.78	\$529,119.78
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
Deferred Revenue	\$960,653.36	\$0.00	\$960,653.36
Deferred Revenue - Fairway Crossing	\$31,266.64	\$0.00	\$31,266.64
Deferred Revenue - Serrano Creek	\$25,941.36	\$0.00	\$25,941.36
Fall Creek CSO - Enhancement Fee	\$144,254.31	\$0.00	\$144,254.31
Clubhouse Rental Deposits	\$550.00	\$0.00	\$550.00
Deposits - ARC	\$67,357.92	\$0.00	\$67,357.92
Prepaid Assessments	\$68,057.23	\$0.00	\$68,057.23
A/P Spectrum Collections	\$44,385.21	\$0.00	\$44,385.21
Fed Income Tax Payable	\$1,172.00	\$0.00	\$1,172.00
Total: Current Liabilities	\$1,935,745.87	\$529,119.78	\$2,464,865.65
Equity			
Retained Earnings - Operating Fund	\$2,002,537.77	\$0.00	\$2,002,537.77
Fairway Crossing Operating Fund	\$82,329.28	\$0.00	\$82,329.28
Serrano Creek Operating Fund	\$36,417.66	\$0.00	\$36,417.66
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	\$2,253,908.03	\$2,253,908.03
Total: Equity	\$2,121,284.71	\$2,615,636.51	\$4,736,921.22
Total Net Income Gain / Loss	\$179,775.10	(\$23,845.54)	\$155,929.56
Total: Liabilities & Equity	\$4,236,805.68	\$3,120,910.75	\$7,357,716.43



Income Statement
 Fall Creek Homeowners Association, Inc.
 08/31/2023

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4050 Interest Income - Operating	\$2,546.65	\$-	\$2,546.65	\$16,277.27	\$-	\$16,277.27	\$-
4050 Interest Income - Operating FC	16.73	-	16.73	103.15	-	103.15	-
4050 Interest Income - Operating SC	16.18	-	16.18	99.37	-	99.37	-
4110 Maintenance Assessment	240,163.33	240,072.50	90.83	1,920,216.64	1,920,580.00	(363.36)	2,880,870.00
4111 Fairway Crossing Assessment	7,816.67	7,816.67	-	62,533.36	62,533.36	-	93,800.00
4111 Serrano Creek Assessment	6,485.33	6,789.33	(304.00)	51,882.64	54,314.64	(2,432.00)	81,472.00
4117 Fall Creek Commercial/Comm Services - Shared	-	20,333.33	(20,333.33)	221,000.00	162,666.64	58,333.36	244,000.00
4135 Capital Improvement Fee	1,530.50	-	1,530.50	13,801.75	-	13,801.75	-
4210 Late Fee Income	3,907.23	-	3,907.23	55,000.71	-	55,000.71	-
4220 Fine Income	(75.00)	-	(75.00)	16,960.00	-	16,960.00	-
4230 Gate Entry Access Income - FC	150.00	-	150.00	700.00	-	700.00	-
4230 Gate Entry Access Income - SC	-	-	-	100.00	-	100.00	-
4235 Amenity Access Income	200.00	-	200.00	3,800.00	-	3,800.00	-
4236 Clubhouse Rental and Cleaning	550.00	833.33	(283.33)	9,150.00	6,666.64	2,483.36	10,000.00
4237 Clubhouse Rental	(500.00)	-	(500.00)	310.00	-	310.00	-
4240 Security Reimbursement - WCID 96	29,746.98	29,746.98	-	208,228.86	237,975.84	(29,746.98)	356,963.76
4265 Tennis Income	1,909.00	-	1,909.00	13,901.73	-	13,901.73	-
4400 Misc. Income	-	-	-	25.00	-	25.00	-
Total Income	\$294,463.60	\$305,592.14	(\$11,128.54)	\$2,594,090.48	\$2,444,737.12	\$149,353.36	\$3,667,105.76
Total OPERATING INCOME	\$294,463.60	\$305,592.14	(\$11,128.54)	\$2,594,090.48	\$2,444,737.12	\$149,353.36	\$3,667,105.76
OPERATING EXPENSE							
General Maintenance							
5110 General Maint./Repairs	6,077.93	8,333.33	2,255.40	77,010.12	66,666.64	(10,343.48)	100,000.00
5110 General Maint./Repairs - FC	983.27	833.33	(149.94)	3,475.74	6,666.64	3,190.90	10,000.00
5110 General Maint./Repairs - SC	498.64	541.67	43.03	6,683.43	4,333.36	(2,350.07)	6,500.00
5111 Lighting Repair & Maintenance	6,517.50	3,333.33	(3,184.17)	29,977.50	26,666.64	(3,310.86)	40,000.00
5140 Landscape Maintenance Contract	87,516.38	86,596.92	(919.46)	670,381.04	692,775.36	22,394.32	1,039,163.00
5145 Landscape Extras & Improvement	45,353.73	20,833.33	(24,520.40)	150,742.71	166,666.64	15,923.93	250,000.00
5145 Landscape Extras & Improvement - FC	9,343.95	1,250.00	(8,093.95)	9,343.95	10,000.00	656.05	15,000.00
5145 Landscape Extras & Improvement - SC	-	541.67	541.67	3,592.29	4,333.36	741.07	6,500.00
5150 Irrigation Maint/ Repairs	8,031.28	3,750.00	(4,281.28)	15,924.45	30,000.00	14,075.55	45,000.00
5151 Irrigation Maint/ Repairs - SC	-	416.67	416.67	225.25	3,333.36	3,108.11	5,000.00
5152 Irrigation Maint/ Repairs - FC	-	416.67	416.67	1,776.42	3,333.36	1,556.94	5,000.00
5155 Fence Maintenance & Repair	22,252.63	4,166.67	(18,085.96)	61,207.81	33,333.36	(27,874.45)	50,000.00
5156 Fence Maintenance/Repair- FC	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
5157 Fence Maintenance/Repairs- SC	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
5160 Cleaning Services	3,203.83	2,083.33	(1,120.50)	18,867.21	16,666.64	(2,200.57)	25,000.00
5180 Pest Control	1,255.48	583.33	(672.15)	11,089.71	4,666.64	(6,423.07)	7,000.00
Total General Maintenance	\$191,034.62	\$134,680.25	(\$56,354.37)	\$1,060,297.63	\$1,077,442.00	\$17,144.37	\$1,616,163.00
Utilities							
5220 Water / Sewer	34,819.44	20,000.00	(14,819.44)	109,533.99	160,000.00	50,466.01	240,000.00
5230 Streetlight Electric	9,825.32	20,000.00	10,174.68	170,495.24	160,000.00	(10,495.24)	240,000.00
5240 Telephone	932.58	708.33	(224.25)	7,507.44	5,666.64	(1,840.80)	8,500.00
5240 Telephone - FC	393.95	375.00	(18.95)	3,325.37	3,000.00	(325.37)	4,500.00
5240 Telephone - SC	280.93	375.00	94.07	3,927.20	3,000.00	(927.20)	4,500.00
5250 Gas Service	153.09	666.67	513.58	3,824.51	5,333.36	1,508.85	8,000.00
5260 Cable TV	112.90	116.67	3.77	851.34	933.36	82.02	1,400.00
5270 Trash Collection	387.12	408.33	21.21	3,175.39	3,266.64	91.25	4,900.00
Total Utilities	\$46,905.33	\$42,650.00	(\$4,255.33)	\$302,640.48	\$341,200.00	\$38,559.52	\$511,800.00
Administrative							
5310 General Administrative	7,082.39	4,333.33	(2,749.06)	60,494.26	34,666.64	(25,827.62)	52,000.00
5311 Meeting Expense	615.47	458.33	(157.14)	3,270.88	3,666.64	395.76	5,500.00
5325 Storage Fees	372.00	433.33	61.33	2,802.04	3,466.64	664.60	5,200.00
5330 Bank Service Charge	-	-	-	50.00	-	(50.00)	-
5335 Internet/Web Services	2,257.74	3,083.33	825.59	21,585.93	24,666.64	3,080.71	37,000.00



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5335 Internet/Web Services - FC	\$130.11	\$-	(\$130.11)	\$705.93	\$-	(\$705.93)	\$-
5335 Internet/Web Services - SC	156.59	-	(156.59)	1,198.24	-	(1,198.24)	-
5370 Licenses/Fees/Permits	-	5.00	5.00	-	40.00	40.00	60.00
5380 Contributions/Donations	5,000.00	1,500.00	(3,500.00)	12,840.00	12,000.00	(840.00)	18,000.00
Total Administrative	\$15,614.30	\$9,813.32	(\$5,800.98)	\$102,947.28	\$78,506.56	(\$24,440.72)	\$117,760.00
Professional Services							
5410 Management Fee	17,144.58	15,000.00	(2,144.58)	142,026.25	120,000.00	(22,026.25)	180,000.00
5420 Audit	-	583.33	583.33	-	4,666.64	4,666.64	7,000.00
5430 Legal	1,677.50	1,000.00	(677.50)	6,913.50	8,000.00	1,086.50	12,000.00
5450 Pool/Rec. Ctr. Administration	4,300.00	2,166.67	(2,133.33)	17,200.00	17,333.36	133.36	26,000.00
Total Professional Services	\$23,122.08	\$18,750.00	(\$4,372.08)	\$166,139.75	\$150,000.00	(\$16,139.75)	\$225,000.00
Insurance & Taxes							
5540 Insurance Expense	11,046.29	7,750.00	(3,296.29)	72,626.57	62,000.00	(10,626.57)	93,000.00
5550 Taxes	73.56	416.67	343.11	327.71	3,333.36	3,005.65	5,000.00
Total Insurance & Taxes	\$11,119.85	\$8,166.67	(\$2,953.18)	\$72,954.28	\$65,333.36	(\$7,620.92)	\$98,000.00
Lake Maintenance							
5620 Lake Maintenance	1,240.00	2,041.67	801.67	32,273.77	16,333.36	(15,940.41)	24,500.00
5620 Lake Maintenance - FC	1,950.71	1,291.67	(659.04)	13,718.20	10,333.36	(3,384.84)	15,500.00
5620 Lake Maintenance - SC	939.35	1,291.67	352.32	8,941.88	10,333.36	1,391.48	15,500.00
Total Lake Maintenance	\$4,130.06	\$4,625.01	\$494.95	\$54,933.85	\$37,000.08	(\$17,933.77)	\$55,500.00
Security Expense							
5750 Patrol Services	38,800.00	39,446.67	646.67	311,770.00	315,573.36	3,803.36	473,360.00
5760 Alarm Monitoring	110.00	45.83	(64.17)	110.00	366.64	256.64	550.00
5770 False Alarms	75.00	125.00	50.00	695.00	1,000.00	305.00	1,500.00
Total Security Expense	\$38,985.00	\$39,617.50	\$632.50	\$312,575.00	\$316,940.00	\$4,365.00	\$475,410.00
Committees							
5810 Community Events	2,606.52	4,166.67	1,560.15	26,326.45	33,333.36	7,006.91	50,000.00
5815 Tennis Coach Payments	4,930.00	833.33	(4,096.67)	13,900.00	6,666.64	(7,233.36)	10,000.00
5820 YOM & Christmas Decorations	-	4,666.67	4,666.67	26,391.45	37,333.36	10,941.91	56,000.00
5830 Parks and Trails Committee	435.00	-	(435.00)	6,347.79	-	(6,347.79)	-
5845 Crime Watch Committee	2,450.78	833.33	(1,617.45)	4,037.53	6,666.64	2,629.11	10,000.00
5855 Marketing Committee	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
5865 Welcome Committee	844.35	104.17	(740.18)	1,330.38	833.36	(497.02)	1,250.00
Total Committees	\$11,266.65	\$10,770.84	(\$495.81)	\$78,333.60	\$86,166.72	\$7,833.12	\$129,250.00
Entry Maintenance							
6010 Entry Gate Maintenance - FC	297.69	1,333.33	1,035.64	3,234.46	10,666.64	7,432.18	16,000.00
6010 Entry Gate Maintenance - SC	297.69	833.33	535.64	3,296.17	6,666.64	3,370.47	10,000.00
6020 Street Cleaning- FC	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
6030 Street Cleaning- SC	-	100.00	100.00	-	800.00	800.00	1,200.00
6050 Private Street Maintenance - FC	-	100.00	100.00	-	800.00	800.00	1,200.00
6050 Private Street Maintenance - SC	-	83.33	83.33	-	666.64	666.64	1,000.00
Total Entry Maintenance	\$595.38	\$2,574.99	\$1,979.61	\$6,530.63	\$20,599.92	\$14,069.29	\$30,900.00
Pool							
6125 Pool Maint/ Repair	1,693.89	4,166.67	2,472.78	30,034.13	33,333.36	3,299.23	50,000.00
6130 Extra Lifeguards	-	37.50	37.50	-	300.00	300.00	450.00
6135 Pool Management	32,857.19	16,002.50	(16,854.69)	193,190.27	128,020.00	(65,170.27)	192,030.00
Total Pool	\$34,551.08	\$20,206.67	(\$14,344.41)	\$223,224.40	\$161,653.36	(\$61,571.04)	\$242,480.00
Amenity Center							
6220 Electrical Repairs - Amenity Center	-	83.33	83.33	-	666.64	666.64	1,000.00
6225 Amenity Access Repairs	-	83.33	83.33	1,255.71	666.64	(589.07)	1,000.00
6230 Clubhouse Supplies	285.70	833.33	547.63	4,200.44	6,666.64	2,466.20	10,000.00
6235 Fitness Center Expense	257.15	833.33	576.18	9,146.88	6,666.64	(2,480.24)	10,000.00
6241 Key Fob Expense- FC	-	83.33	83.33	840.53	666.64	(173.89)	1,000.00
6242 Key Fob Expense- SC	-	100.00	100.00	173.20	800.00	626.80	1,200.00
6250 Playground Repair & Maintenance	-	833.33	833.33	5,778.85	6,666.64	887.79	10,000.00
6255 Tennis Court Repair & Maintenance	1,938.74	833.33	(1,105.41)	12,342.87	6,666.64	(5,676.23)	10,000.00
Total Amenity Center	\$2,481.59	\$3,683.31	\$1,201.72	\$33,738.48	\$29,466.48	(\$4,272.00)	\$44,200.00
Other Expense							



Income Statement
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6300 Transfer to Reserve	\$-	\$6,539.23	\$6,539.23	\$-	\$52,313.84	\$52,313.84	\$78,470.76
6300 Transfer to Reserve - FC	-	1,175.00	1,175.00	-	9,400.00	9,400.00	14,100.00
6300 Transfer to Reserve - SC	-	2,339.33	2,339.33	-	18,714.64	18,714.64	28,072.00
Total Other Expense	\$-	\$10,053.56	\$10,053.56	\$-	\$80,428.48	\$80,428.48	\$120,642.76
Total OPERATING EXPENSE	\$379,805.94	\$305,592.12	(\$74,213.82)	\$2,414,315.38	\$2,444,736.96	\$30,421.58	\$3,667,105.76
Net Income:	(\$85,342.34)	\$0.02	(\$85,342.36)	\$179,775.10	\$0.16	\$179,774.94	\$0.00



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	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Income							
4050 Interest Income - Reserve FC	\$1.28	\$-	\$1.28	\$4,716.75	\$-	\$4,716.75	\$-
4050 Interest Income - Reserve SC	0.07	-	0.07	328.62	-	328.62	-
4050 Interest Income - Reserve	5,046.49	-	5,046.49	22,157.12	-	22,157.12	-
Total Income	\$5,047.84	\$-	\$5,047.84	\$27,202.49	\$-	\$27,202.49	\$-
Total RESERVE INCOME	\$5,047.84	\$-	\$5,047.84	\$27,202.49	\$-	\$27,202.49	\$-
RESERVE EXPENSE							
Reserve Expenses							
6501 Reserve Expenses - SC	-	-	-	33,737.65	-	(33,737.65)	-
6510 Capital Improvements - Reserve	-	-	-	17,310.38	-	(17,310.38)	-
Total Reserve Expenses	\$-	\$-	\$-	\$51,048.03	\$-	(\$51,048.03)	\$-
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$51,048.03	\$-	(\$51,048.03)	\$-
Net Reserve:	\$5,047.84	\$0.00	\$5,047.84	(\$23,845.54)	\$0.00	(\$23,845.54)	\$0.00



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: August 2023

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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	\$1,254.04	\$1,417.67	\$1,365.05	\$2,731.29	\$2,832.15	\$2,942.60	\$2,546.65	\$-	\$-	\$-	\$-	\$16,277.27
4050-01 Interest Income - Operating FC	-	-	11.02	19.37	19.56	18.34	18.13	16.73	-	-	-	-	103.15
4050-02 Interest Income - Operating SC	-	-	10.84	18.97	18.47	17.36	17.55	16.18	-	-	-	-	99.37
4110-00 Maintenance Assessment	240,163.33	239,073.33	240,163.33	240,163.33	240,163.33	240,163.33	240,163.33	240,163.33	-	-	-	-	1,920,216.64
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	-	-	-	-	62,533.36
4111-02 Serrano Creek Assessment	6,485.33	6,485.33	6,485.33	6,485.33	6,485.33	6,485.33	6,485.33	6,485.33	-	-	-	-	51,882.64
4117-00 Fall Creek Commercial/Comm Services - Shared	-	-	-	-	221,000.00	-	-	-	-	-	-	-	221,000.00
4135-00 Capital Improvement Fee	1,612.50	1,143.75	-	7,275.00	-	1,152.50	1,087.50	1,530.50	-	-	-	-	13,801.75
4210-00 Late Fee Income	1,318.02	19,080.47	9,853.76	6,889.97	5,182.49	4,526.43	4,242.34	3,907.23	-	-	-	-	55,000.71
4220-00 Fine Income	2,350.00	2,835.00	2,675.00	1,100.00	3,100.00	3,225.00	1,750.00	(75.00)	-	-	-	-	16,960.00
4230-01 Gate Entry Access Income - FC	-	100.00	-	-	100.00	150.00	200.00	150.00	-	-	-	-	700.00
4230-02 Gate Entry Access Income - SC	-	-	-	-	-	100.00	-	-	-	-	-	-	100.00
4235-00 Amenity Access Income	100.00	75.00	75.00	275.00	550.00	1,450.00	1,075.00	200.00	-	-	-	-	3,800.00
4236-00 Clubhouse Rental and Cleaning	1,150.00	(500.00)	4,150.00	650.00	800.00	1,300.00	1,050.00	550.00	-	-	-	-	9,150.00
4237-00 Clubhouse Rental	500.00	(500.00)	3,660.00	-	(1,425.00)	(925.00)	(500.00)	(500.00)	-	-	-	-	310.00
4238-00 Clubhouse Rental - Officer Fee	-	-	320.00	-	-	(320.00)	-	-	-	-	-	-	-
4240-00 Security Reimbursement - WCID 96	29,746.98	29,746.98	29,746.98	29,746.98	29,746.98	-	29,746.98	29,746.98	-	-	-	-	208,228.86
4265-00 Tennis Income	1,482.90	774.67	23.97	509.17	3,204.29	4,422.59	1,575.14	1,909.00	-	-	-	-	13,901.73
4400-00 Misc. Income	-	-	25.00	-	-	-	-	-	-	-	-	-	25.00
Total Income	293,913.55	307,385.24	306,434.57	302,314.84	519,493.41	272,414.70	297,670.57	294,463.60	-	-	-	-	2,594,090.48
Total OPERATING INCOME	293,913.55	307,385.24	306,434.57	302,314.84	519,493.41	272,414.70	297,670.57	294,463.60	-	-	-	-	2,594,090.48
OPERATING EXPENSE													



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General Maintenance													
5110-00 General Maint./Repairs	\$5,995.71	\$32,545.16	\$8,543.70	\$3,592.66	\$5,115.95	\$4,018.50	\$11,120.51	\$6,077.93	\$-	\$-	\$-	\$-	\$77,010.12
5110-01 General Maint./Repairs - FC	-	-	1,217.47	-	-	1,035.00	240.00	983.27	-	-	-	-	3,475.74
5110-02 General Maint./Repairs - SC	129.90	-	303.19	3,699.90	477.00	129.90	1,444.90	498.64	-	-	-	-	6,683.43
5111-00 Lighting Repair & Maintenance	-	-	19,575.00	-	-	-	3,885.00	6,517.50	-	-	-	-	29,977.50
5140-00 Landscape Maintenance Contract	83,266.38	83,266.38	83,266.38	83,266.38	83,266.38	83,266.38	83,266.38	87,516.38	-	-	-	-	670,381.04
5145-00 Landscape Extras & Improvement	-	2,212.92	13,709.33	4,422.01	33,450.35	9,309.50	42,284.87	45,353.73	-	-	-	-	150,742.71
5145-01 Landscape Extras & Improvement - FC	-	-	-	-	-	-	-	9,343.95	-	-	-	-	9,343.95
5145-02 Landscape Extras & Improvement - SC	-	-	-	-	-	-	3,592.29	-	-	-	-	-	3,592.29
5150-00 Irrigation Maint/Repairs	-	-	127.42	667.08	707.42	1,070.24	5,321.01	8,031.28	-	-	-	-	15,924.45
5151-00 Irrigation Maint/Repairs - SC	-	-	-	-	-	-	225.25	-	-	-	-	-	225.25
5152-00 Irrigation Maint/Repairs - FC	-	-	-	-	1,776.42	-	-	-	-	-	-	-	1,776.42
5155-00 Fence Maintenance & Repair	7,340.00	6,658.20	15,530.14	-	9,076.84	350.00	-	22,252.63	-	-	-	-	61,207.81
5160-00 Cleaning Services	1,480.00	1,824.73	2,430.98	2,059.73	2,009.73	3,132.23	2,725.98	3,203.83	-	-	-	-	18,867.21
5180-00 Pest Control	-	3,226.48	135.31	945.67	2,078.16	2,193.13	1,255.48	1,255.48	-	-	-	-	11,089.71
Total General Maintenance	98,211.99	129,733.87	144,838.92	98,653.43	137,958.25	104,504.88	155,361.67	191,034.62	-	-	-	-	1,060,297.63
Utilities													
5220-00 Water / Sewer	9,300.29	416.18	346.94	4,750.90	14,093.46	19,403.57	26,403.21	34,819.44	-	-	-	-	109,533.99
5230-00 Streetlight Electric	21,299.55	21,817.62	21,572.63	21,217.01	22,594.37	22,229.54	29,939.20	9,825.32	-	-	-	-	170,495.24
5240-00 Telephone	1,060.53	670.48	1,170.09	846.05	844.52	1,057.73	925.46	932.58	-	-	-	-	7,507.44
5240-01 Telephone - FC	416.06	416.70	416.64	415.76	415.43	415.43	435.40	393.95	-	-	-	-	3,325.37
5240-02 Telephone - SC	304.03	304.68	304.58	303.23	302.93	1,844.41	282.41	280.93	-	-	-	-	3,927.20
5250-00 Gas Service	1,002.15	-	933.97	519.27	528.73	387.83	299.47	153.09	-	-	-	-	3,824.51
5260-00 Cable TV	113.58	161.93	-	113.58	129.71	106.74	112.90	112.90	-	-	-	-	851.34
5270-00 Trash Collection	412.97	401.42	401.77	397.39	393.89	392.61	388.22	387.12	-	-	-	-	3,175.39
Total Utilities	33,909.16	24,189.01	25,146.62	28,563.19	39,303.04	45,837.86	58,786.27	46,905.33	-	-	-	-	302,640.48



Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

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Administrative													
5310-00 General	\$2,582.86	\$12,203.31	\$10,263.32	\$2,765.75	\$10,110.22	\$7,870.31	\$7,616.10	\$7,082.39	\$-	\$-	\$-	\$-	\$60,494.26
Administrative													
5311-00 Meeting Expense	285.21	291.48	399.85	507.13	504.08	325.04	342.62	615.47	-	-	-	-	3,270.88
5325-00 Storage Fees	345.00	345.00	345.00	347.24	244.00	-	803.80	372.00	-	-	-	-	2,802.04
5330-00 Bank Service Charge	-	-	-	-	150.00	(150.00)	50.00	-	-	-	-	-	50.00
5335-00 Internet/Web Services	2,902.58	2,850.87	4,644.38	2,274.79	1,386.57	4,021.05	1,247.95	2,257.74	-	-	-	-	21,585.93
5335-01 Internet/Web Services - FC	77.35	87.39	77.35	75.67	86.02	86.02	86.02	130.11	-	-	-	-	705.93
5335-02 Internet/Web Services - SC	140.46	150.50	140.46	140.46	156.59	156.59	156.59	156.59	-	-	-	-	1,198.24
5380-00 Contributions/Donations	-	-	-	7,840.00	-	-	-	5,000.00	-	-	-	-	12,840.00
Total Administrative	6,333.46	15,928.55	15,870.36	13,951.04	12,637.48	12,309.01	10,303.08	15,614.30	-	-	-	-	102,947.28
Professional Services													
5410-00 Management Fee	16,700.66	17,449.80	17,348.75	17,656.63	19,888.66	18,227.92	17,609.25	17,144.58	-	-	-	-	142,026.25
5430-00 Legal	600.00	-	187.50	-	787.50	975.00	2,686.00	1,677.50	-	-	-	-	6,913.50
5450-00 Pool/Rec. Ctr. Administration	2,150.00	-	4,300.00	2,150.00	2,150.00	2,150.00	-	4,300.00	-	-	-	-	17,200.00
Total Professional Services	19,450.66	17,449.80	21,836.25	19,806.63	22,826.16	21,352.92	20,295.25	23,122.08	-	-	-	-	166,139.75
Insurance & Taxes													
5540-00 Insurance Expense	6,348.83	-	11,046.29	11,046.29	11,046.29	11,046.29	11,046.29	11,046.29	-	-	-	-	72,626.57
5550-00 Taxes	18.15	-	-	236.00	-	-	-	73.56	-	-	-	-	327.71
Total Insurance & Taxes	6,366.98	-	11,046.29	11,282.29	11,046.29	11,046.29	11,046.29	11,119.85	-	-	-	-	72,954.28
Lake Maintenance													
5620-00 Lake Maintenance	16,288.28	1,511.45	2,751.88	2,814.32	3,293.21	2,791.05	1,583.58	1,240.00	-	-	-	-	32,273.77
5620-01 Lake Maintenance - FC	1,152.46	1,337.10	1,667.86	1,625.98	1,389.63	2,468.47	2,125.99	1,950.71	-	-	-	-	13,718.20
5620-02 Lake Maintenance - SC	620.00	791.80	1,307.20	1,643.86	1,135.40	1,131.94	1,372.33	939.35	-	-	-	-	8,941.88
Total Lake Maintenance	18,060.74	3,640.35	5,726.94	6,084.16	5,818.24	6,391.46	5,081.90	4,130.06	-	-	-	-	54,933.85
Security Expense													
5750-00 Patrol Services	38,800.00	38,800.00	38,800.00	40,170.00	38,800.00	38,800.00	38,800.00	38,800.00	-	-	-	-	311,770.00
5760-00 Alarm Monitoring	-	-	-	-	-	-	-	110.00	-	-	-	-	110.00
5770-00 False Alarms	-	-	-	225.00	395.00	-	-	75.00	-	-	-	-	695.00
Total Security Expense	38,800.00	38,800.00	38,800.00	40,395.00	39,195.00	38,800.00	38,800.00	38,985.00	-	-	-	-	312,575.00



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Committees													
5810-00 Community Events	\$118.96	\$-	\$8,741.71	\$5,320.33	\$5,175.25	\$904.89	\$3,458.79	\$2,606.52	\$-	\$-	\$-	\$-	\$26,326.45
5815-00 Tennis Coach	-	650.00	1,170.00	-	2,200.00	2,150.00	2,800.00	4,930.00	-	-	-	-	13,900.00
Payments													
5820-00 YOM & Christmas	-	-	-	350.73	-	26,040.72	-	-	-	-	-	-	26,391.45
Decorations													
5830-00 Parks and Trails	-	2,673.69	541.60	600.00	1,975.00	-	122.50	435.00	-	-	-	-	6,347.79
Committee													
5840-00 Pool capital projects	-	-	-	-	112.00	-	(112.00)	-	-	-	-	-	-
- Pool committee													
5845-00 Crime Watch	-	-	66.90	313.71	998.41	207.73	-	2,450.78	-	-	-	-	4,037.53
Committee													
5865-00 Welcome Committee	-	-	-	-	-	-	486.03	844.35	-	-	-	-	1,330.38
Total Committees	118.96	3,323.69	10,520.21	6,584.77	10,460.66	29,303.34	6,755.32	11,266.65	-	-	-	-	78,333.60
Entry Maintenance													
6010-01 Entry Gate	625.61	649.50	649.51	-	297.69	297.69	416.77	297.69	-	-	-	-	3,234.46
Maintenance - FC													
6010-02 Entry Gate	773.99	297.69	297.69	297.69	535.77	297.69	497.96	297.69	-	-	-	-	3,296.17
Maintenance - SC													
Total Entry Maintenance	1,399.60	947.19	947.20	297.69	833.46	595.38	914.73	595.38	-	-	-	-	6,530.63
Pool													
6125-00 Pool Maint/ Repair	8,940.42	5,550.13	3,347.26	3,712.45	5,250.67	814.56	724.75	1,693.89	-	-	-	-	30,034.13
6135-00 Pool Management	3,220.44	3,220.44	3,670.44	8,270.44	22,140.44	59,940.44	59,870.44	32,857.19	-	-	-	-	193,190.27
Total Pool	12,160.86	8,770.57	7,017.70	11,982.89	27,391.11	60,755.00	60,595.19	34,551.08	-	-	-	-	223,224.40
Amenity Center													
6225-00 Amenity Access	194.85	-	-	-	-	822.70	238.16	-	-	-	-	-	1,255.71
Repairs													
6230-00 Clubhouse Supplies	933.35	301.65	708.17	186.74	913.71	408.32	462.80	285.70	-	-	-	-	4,200.44
6235-00 Fitness Center	774.45	349.59	137.70	634.03	291.77	1,044.17	5,658.02	257.15	-	-	-	-	9,146.88
Expense													
6241-00 Key Fob Expense-	313.93	-	-	-	-	-	526.60	-	-	-	-	-	840.53
FC													
6242-00 Key Fob Expense-	-	-	-	-	-	-	173.20	-	-	-	-	-	173.20
SC													
6250-00 Playground Repair &	12.44	21.66	5,737.25	-	7.50	-	-	-	-	-	-	-	5,778.85
Maintenance													
6255-00 Tennis Court Repair	236.93	225.00	346.29	-	3,488.12	5,193.44	914.35	1,938.74	-	-	-	-	12,342.87
& Maintenance													
Total Amenity Center	2,465.95	897.90	6,929.41	820.77	4,701.10	7,468.63	7,973.13	2,481.59	-	-	-	-	33,738.48
Total OPERATING EXPENSE	237,278.36	243,680.93	288,679.90	238,421.86	312,170.79	338,364.77	375,912.83	379,805.94	-	-	-	-	2,414,315.38
Net Income:	56,635.19	63,704.31	17,754.67	63,892.98	207,322.62	(65,950.07)	(78,242.26)	(85,342.34)	-	-	-	-	179,775.10



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RESERVE INCOME													
Income													
4050-90 Interest Income - Reserve FC	\$38.66	\$35.46	\$23.79	\$4,360.97	\$127.19	\$1.24	\$128.16	\$1.28	\$-	\$-	\$-	\$-	\$4,716.75
4050-95 Interest Income - Reserve SC	28.65	25.98	21.19	68.81	94.50	0.07	89.35	0.07	-	-	-	-	328.62
4050-99 Interest Income - Reserve	847.68	765.88	724.18	301.16	4,769.29	5,458.98	4,243.46	5,046.49	-	-	-	-	22,157.12
Total Income	914.99	827.32	769.16	4,730.94	4,990.98	5,460.29	4,460.97	5,047.84	-	-	-	-	27,202.49
Total RESERVE INCOME	914.99	827.32	769.16	4,730.94	4,990.98	5,460.29	4,460.97	5,047.84	-	-	-	-	27,202.49
RESERVE EXPENSE													
Reserve Expenses													
6501-95 Reserve Expenses - SC	-	10,475.20	6,100.00	10,475.20	-	-	6,687.25	-	-	-	-	-	33,737.65
6510-99 Capital Improvements - Reserve	-	-	-	17,310.38	-	-	-	-	-	-	-	-	17,310.38
Total Reserve Expenses	-	10,475.20	6,100.00	27,785.58	-	-	6,687.25	-	-	-	-	-	51,048.03
Total RESERVE EXPENSE	-	10,475.20	6,100.00	27,785.58	-	-	6,687.25	-	-	-	-	-	51,048.03
Net Reserve:	914.99	(9,647.88)	(5,330.84)	(23,054.64)	4,990.98	5,460.29	(2,226.28)	5,047.84	-	-	-	-	(23,845.54)