



**Balance Sheet**  
 Fall Creek Homeowners Association, Inc.  
 End Date: 09/30/2023

Date: 10/16/2023  
 Time: 6:20 pm  
 Page: 1

Assets	Operating	Reserve	Total
<b>Current Assets</b>			
Veritex Op. ICS Holding 7641	\$1.00	\$0.00	\$1.00
Veritex Bank Operating	\$73,684.43	\$0.00	\$73,684.43
Veritex Operating ICS 3327	\$2,605,656.77	\$0.00	\$2,605,656.77
Veritex Rsv. ICS Holding 3082	\$0.00	\$1.00	\$1.00
Veritex Reserve ICS 3335	\$0.00	\$737,501.00	\$737,501.00
Veritex Bank Operating Fairway Crossing	\$12,195.26	\$0.00	\$12,195.26
Veritex Bank Reserve Fairway Crossing	\$0.00	\$11.43	\$11.43
Veritex Bank Operating Serrano Creek	\$5,744.72	\$0.00	\$5,744.72
Veritex Bank SC Reserve	\$0.00	\$2.07	\$2.07
Veritex Operating Social Committee Debit Card	\$8,478.58	\$0.00	\$8,478.58
Veritex Bank Tennis Team Operating	\$16,263.13	\$0.00	\$16,263.13
Veritex Bank Operating Law Enforcement	\$65,000.00	\$0.00	\$65,000.00
Alliance CDARS (2434) & (2047) 3/27/2024	\$0.00	\$1,058,092.70	\$1,058,092.70
Alliance Fairway Crossing Operating	\$66,130.58	\$0.00	\$66,130.58
Alliance Serrano Creek Operating	\$67,022.99	\$0.00	\$67,022.99
Alliance Capital Reserve *6152	\$0.00	\$22,859.04	\$22,859.04
Alliance Fairway Crossing Reserve *7857	\$0.00	\$10,031.24	\$10,031.24
Alliance Serrano Creek Reserve *3693	\$0.00	\$1,305.84	\$1,305.84
AAB ICS Capital Reserve *443	\$0.00	\$391,298.32	\$391,298.32
AAB ICS Fairway Crossing Reserve *391	\$0.00	\$332,384.55	\$332,384.55
AAB ICS Serrano Creek Reserve *247	\$0.00	\$246,014.68	\$246,014.68
<b>Total: Current Assets</b>	<b>\$2,920,177.46</b>	<b>\$2,799,501.87</b>	<b>\$5,719,679.33</b>
<b>Accounts Receivable</b>			
Accounts Receivable	\$391,870.89	\$0.00	\$391,870.89
Allowance For Doubtful Accounts	(\$71,067.18)	\$0.00	(\$71,067.18)
Due from Operating - FC	\$99,413.84	\$0.00	\$99,413.84
Due from Operating to SC Reserve	\$0.00	\$10,960.91	\$10,960.91
Due from Reserve to Operating	\$291,831.65	\$0.00	\$291,831.65
Due from FC Operating	\$0.00	(\$3,611.66)	(\$3,611.66)
A/R Fall Creek Commercial POA	\$249,101.00	\$0.00	\$249,101.00
Allowance For Doubtful Accounts - Joint Maintenance	(\$249,101.00)	\$0.00	(\$249,101.00)
A/R Other	\$53,144.22	\$0.00	\$53,144.22
<b>Total: Accounts Receivable</b>	<b>\$765,193.42</b>	<b>\$7,349.25</b>	<b>\$772,542.67</b>
<b>Other Assets</b>			
Prepaid Insurances	\$10,873.29	\$0.00	\$10,873.29
Prepaid Expenses	\$59,965.54	\$0.00	\$59,965.54
Advance Payments	\$1,440.00	\$0.00	\$1,440.00
<b>Total: Other Assets</b>	<b>\$72,278.83</b>	<b>\$0.00</b>	<b>\$72,278.83</b>
<b>Total: Assets</b>	<b>\$3,757,649.71</b>	<b>\$2,806,851.12</b>	<b>\$6,564,500.83</b>
<b>Liabilities &amp; Equity</b>			
<b>Current Liabilities</b>			
Accounts Payable	(\$416.40)	\$0.00	(\$416.40)
Accrued Expenses	\$27,652.00	\$0.00	\$27,652.00
Due to FC Reserve	(\$19,410.02)	\$0.00	(\$19,410.02)
Payable to SC Reserve from SC Operating	\$10,960.91	\$0.00	\$10,960.91
Payable to SC	\$30,715.97	\$0.00	\$30,715.97
Payable to Operating from Reserve	\$0.00	\$291,831.65	\$291,831.65
Due to Fairway Crossing	\$99,413.84	\$0.00	\$99,413.84
Due to Serrano Creek	(\$30,715.97)	\$0.00	(\$30,715.97)
Due to Tennis Committee	\$7,170.93	\$0.00	\$7,170.93
Deferred Revenue	\$720,490.03	\$0.00	\$720,490.03
Deferred Revenue - Fairway Crossing	\$23,449.97	\$0.00	\$23,449.97
Deferred Revenue - Serrano Creek	\$19,456.03	\$0.00	\$19,456.03
Fall Creek CSO - Enhancement Fee	\$149,134.31	\$0.00	\$149,134.31



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Time: 6:20 pm  
Page: 2

	Operating	Reserve	Total
Clubhouse Rental Deposits	\$550.00	\$0.00	\$550.00
Deposits - ARC	\$68,357.92	\$0.00	\$68,357.92
Prepaid Assessments	\$71,660.98	\$0.00	\$71,660.98
A/P Spectrum Collections	\$44,338.68	\$0.00	\$44,338.68
Fed Income Tax Payable	\$919.00	\$0.00	\$919.00
<b>Total: Current Liabilities</b>	<b>\$1,223,728.18</b>	<b>\$291,831.65</b>	<b>\$1,515,559.83</b>
<b>Equity</b>			
Retained Earnings - Operating Fund	\$2,248,189.85	\$0.00	\$2,248,189.85
Fairway Crossing Operating Fund	\$97,724.89	\$0.00	\$97,724.89
Serrano Creek Operating Fund	\$25,890.31	\$0.00	\$25,890.31
Fairway Crossing Reserve Fund	\$0.00	\$358,234.68	\$358,234.68
Serrano Creek Reserve Fund	\$0.00	\$288,641.50	\$288,641.50
Reserve Fund	\$0.00	\$1,887,093.56	\$1,887,093.56
<b>Total: Equity</b>	<b>\$2,371,805.05</b>	<b>\$2,533,969.74</b>	<b>\$4,905,774.79</b>
<b>Total Net Income Gain / Loss</b>	<b>\$162,116.48</b>	<b>(\$18,950.27)</b>	<b>\$143,166.21</b>
<b>Total: Liabilities &amp; Equity</b>	<b>\$3,757,649.71</b>	<b>\$2,806,851.12</b>	<b>\$6,564,500.83</b>



**Income Statement**  
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 Time: 6:20 pm  
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Income</b>							
4050 Interest Income - Operating	\$2,244.75	\$-	\$2,244.75	\$18,522.02	\$-	\$18,522.02	\$-
4050 Interest Income - Operating FC	14.95	-	14.95	118.10	-	118.10	-
4050 Interest Income - Operating SC	15.20	-	15.20	114.57	-	114.57	-
4110 Maintenance Assessment	240,163.33	240,072.50	90.83	2,160,379.97	2,160,652.50	(272.53)	2,880,870.00
4111 Fairway Crossing Assessment	7,816.67	7,816.67	-	70,350.03	70,350.03	-	93,800.00
4111 Serrano Creek Assessment	6,485.33	6,789.33	(304.00)	58,367.97	61,103.97	(2,736.00)	81,472.00
4117 Fall Creek Commercial/Comm Services - Shared	-	20,333.33	(20,333.33)	221,000.00	182,999.97	38,000.03	244,000.00
4135 Capital Improvement Fee	1,050.00	-	1,050.00	14,851.75	-	14,851.75	-
4210 Late Fee Income	3,459.36	-	3,459.36	58,460.07	-	58,460.07	-
4220 Fine Income	1,600.00	-	1,600.00	18,560.00	-	18,560.00	-
4230 Gate Entry Access Income - FC	(297.69)	-	(297.69)	402.31	-	402.31	-
4230 Gate Entry Access Income - SC	50.00	-	50.00	150.00	-	150.00	-
4235 Amenity Access Income	125.00	-	125.00	3,925.00	-	3,925.00	-
4236 Clubhouse Rental and Cleaning	450.00	833.33	(383.33)	9,600.00	7,499.97	2,100.03	10,000.00
4237 Clubhouse Rental	500.00	-	500.00	810.00	-	810.00	-
4240 Security Reimbursement - WCID 96	29,746.98	29,746.98	-	237,975.84	267,722.82	(29,746.98)	356,963.76
4265 Tennis Income	3,267.64	-	3,267.64	17,169.37	-	17,169.37	-
4400 Misc. Income	-	-	-	25.00	-	25.00	-
<b>Total Income</b>	<b>\$296,691.52</b>	<b>\$305,592.14</b>	<b>(\$8,900.62)</b>	<b>\$2,890,782.00</b>	<b>\$2,750,329.26</b>	<b>\$140,452.74</b>	<b>\$3,667,105.76</b>
<b>Total OPERATING INCOME</b>	<b>\$296,691.52</b>	<b>\$305,592.14</b>	<b>(\$8,900.62)</b>	<b>\$2,890,782.00</b>	<b>\$2,750,329.26</b>	<b>\$140,452.74</b>	<b>\$3,667,105.76</b>
<b>OPERATING EXPENSE</b>							
<b>General Maintenance</b>							
5110 General Maint./Repairs	33,701.68	8,333.33	(25,368.35)	110,711.80	74,999.97	(35,711.83)	100,000.00
5110 General Maint./Repairs - FC	-	833.33	833.33	3,475.74	7,499.97	4,024.23	10,000.00
5110 General Maint./Repairs - SC	-	541.67	541.67	6,683.43	4,875.03	(1,808.40)	6,500.00
5111 Lighting Repair & Maintenance	5,436.60	3,333.33	(2,103.27)	35,414.10	29,999.97	(5,414.13)	40,000.00
5140 Landscape Maintenance Contract	83,266.38	86,596.92	3,330.54	753,647.42	779,372.28	25,724.86	1,039,163.00
5145 Landscape Extras & Improvement	475.17	20,833.33	20,358.16	151,217.88	187,499.97	36,282.09	250,000.00
5145 Landscape Extras & Improvement - FC	-	1,250.00	1,250.00	9,343.95	11,250.00	1,906.05	15,000.00
5145 Landscape Extras & Improvement - SC	-	541.67	541.67	3,592.29	4,875.03	1,282.74	6,500.00
5150 Irrigation Maint/ Repairs	-	3,750.00	3,750.00	15,924.45	33,750.00	17,825.55	45,000.00
5151 Irrigation Maint/ Repairs - SC	-	416.67	416.67	225.25	3,750.03	3,524.78	5,000.00
5152 Irrigation Maint/ Repairs - FC	-	416.67	416.67	1,776.42	3,750.03	1,973.61	5,000.00
5155 Fence Maintenance & Repair	17,598.44	4,166.67	(13,431.77)	78,806.25	37,500.03	(41,306.22)	50,000.00
5156 Fence Maintenance/Repair- FC	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
5157 Fence Maintenance/Repairs- SC	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
5160 Cleaning Services	1,225.63	2,083.33	857.70	20,092.84	18,749.97	(1,342.87)	25,000.00
5180 Pest Control	1,565.29	583.33	(981.96)	12,655.00	5,249.97	(7,405.03)	7,000.00
<b>Total General Maintenance</b>	<b>\$143,269.19</b>	<b>\$134,680.25</b>	<b>(\$8,588.94)</b>	<b>\$1,203,566.82</b>	<b>\$1,212,122.25</b>	<b>\$8,555.43</b>	<b>\$1,616,163.00</b>
<b>Utilities</b>							
5220 Water / Sewer	36,955.48	20,000.00	(16,955.48)	146,489.47	180,000.00	33,510.53	240,000.00
5230 Streetlight Electric	21,103.83	20,000.00	(1,103.83)	191,599.07	180,000.00	(11,599.07)	240,000.00
5240 Telephone	837.67	708.33	(129.34)	8,345.11	6,374.97	(1,970.14)	8,500.00
5240 Telephone - FC	429.78	375.00	(54.78)	3,755.15	3,375.00	(380.15)	4,500.00
5240 Telephone - SC	280.93	375.00	94.07	4,208.13	3,375.00	(833.13)	4,500.00
5250 Gas Service	174.61	666.67	492.06	3,999.12	6,000.03	2,000.91	8,000.00
5260 Cable TV	112.90	116.67	3.77	964.24	1,050.03	85.79	1,400.00
5270 Trash Collection	397.39	408.33	10.94	3,572.78	3,674.97	102.19	4,900.00
<b>Total Utilities</b>	<b>\$60,292.59</b>	<b>\$42,650.00</b>	<b>(\$17,642.59)</b>	<b>\$362,933.07</b>	<b>\$383,850.00</b>	<b>\$20,916.93</b>	<b>\$511,800.00</b>
<b>Administrative</b>							
5310 General Administrative	1,470.77	4,333.33	2,862.56	61,965.03	38,999.97	(22,965.06)	52,000.00
5311 Meeting Expense	269.23	458.33	189.10	3,540.11	4,124.97	584.86	5,500.00
5325 Storage Fees	128.00	433.33	305.33	2,930.04	3,899.97	969.93	5,200.00
5330 Bank Service Charge	25.00	-	(25.00)	75.00	-	(75.00)	-
5335 Internet/Web Services	3,976.02	3,083.33	(892.69)	25,561.95	27,749.97	2,188.02	37,000.00



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 Page: 2

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5335 Internet/Web Services - FC	\$118.28	\$-	(\$118.28)	\$824.21	\$-	(\$824.21)	\$-
5335 Internet/Web Services - SC	156.59	-	(156.59)	1,354.83	-	(1,354.83)	-
5370 Licenses/Fees/Permits	-	5.00	5.00	-	45.00	45.00	60.00
5380 Contributions/Donations	3,000.00	1,500.00	(1,500.00)	15,840.00	13,500.00	(2,340.00)	18,000.00
<b>Total Administrative</b>	<b>\$9,143.89</b>	<b>\$9,813.32</b>	<b>\$669.43</b>	<b>\$112,091.17</b>	<b>\$88,319.88</b>	<b>(\$23,771.29)</b>	<b>\$117,760.00</b>
<b>Professional Services</b>							
5410 Management Fee	18,516.03	15,000.00	(3,516.03)	160,542.28	135,000.00	(25,542.28)	180,000.00
5420 Audit	-	583.33	583.33	-	5,249.97	5,249.97	7,000.00
5430 Legal	185.50	1,000.00	814.50	7,099.00	9,000.00	1,901.00	12,000.00
5450 Pool/Rec. Ctr. Administration	-	2,166.67	2,166.67	17,200.00	19,500.03	2,300.03	26,000.00
<b>Total Professional Services</b>	<b>\$18,701.53</b>	<b>\$18,750.00</b>	<b>\$48.47</b>	<b>\$184,841.28</b>	<b>\$168,750.00</b>	<b>(\$16,091.28)</b>	<b>\$225,000.00</b>
<b>Insurance &amp; Taxes</b>							
5540 Insurance Expense	11,046.29	7,750.00	(3,296.29)	83,672.86	69,750.00	(13,922.86)	93,000.00
5550 Taxes	-	416.67	416.67	327.71	3,750.03	3,422.32	5,000.00
<b>Total Insurance &amp; Taxes</b>	<b>\$11,046.29</b>	<b>\$8,166.67</b>	<b>(\$2,879.62)</b>	<b>\$84,000.57</b>	<b>\$73,500.03</b>	<b>(\$10,500.54)</b>	<b>\$98,000.00</b>
<b>Lake Maintenance</b>							
5620 Lake Maintenance	1,240.00	2,041.67	801.67	33,513.77	18,375.03	(15,138.74)	24,500.00
5620 Lake Maintenance - FC	1,641.40	1,291.67	(349.73)	15,359.60	11,625.03	(3,734.57)	15,500.00
5620 Lake Maintenance - SC	749.90	1,291.67	541.77	9,691.78	11,625.03	1,933.25	15,500.00
<b>Total Lake Maintenance</b>	<b>\$3,631.30</b>	<b>\$4,625.01</b>	<b>\$993.71</b>	<b>\$58,565.15</b>	<b>\$41,625.09</b>	<b>(\$16,940.06)</b>	<b>\$55,500.00</b>
<b>Security Expense</b>							
5750 Patrol Services	38,800.00	39,446.67	646.67	350,570.00	355,020.03	4,450.03	473,360.00
5760 Alarm Monitoring	-	45.83	45.83	110.00	412.47	302.47	550.00
5770 False Alarms	(85.00)	125.00	210.00	610.00	1,125.00	515.00	1,500.00
<b>Total Security Expense</b>	<b>\$38,715.00</b>	<b>\$39,617.50</b>	<b>\$902.50</b>	<b>\$351,290.00</b>	<b>\$356,557.50</b>	<b>\$5,267.50</b>	<b>\$475,410.00</b>
<b>Committees</b>							
5810 Community Events	2,154.14	4,166.67	2,012.53	28,480.59	37,500.03	9,019.44	50,000.00
5815 Tennis Coach Payments	450.00	833.33	383.33	14,350.00	7,499.97	(6,850.03)	10,000.00
5820 YOM & Christmas Decorations	-	4,666.67	4,666.67	26,391.45	42,000.03	15,608.58	56,000.00
5830 Parks and Trails Committee	-	-	-	6,347.79	-	(6,347.79)	-
5845 Crime Watch Committee	1,114.00	833.33	(280.67)	5,151.53	7,499.97	2,348.44	10,000.00
5855 Marketing Committee	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
5865 Welcome Committee	-	104.17	104.17	1,330.38	937.53	(392.85)	1,250.00
<b>Total Committees</b>	<b>\$3,718.14</b>	<b>\$10,770.84</b>	<b>\$7,052.70</b>	<b>\$82,051.74</b>	<b>\$96,937.56</b>	<b>\$14,885.82</b>	<b>\$129,250.00</b>
<b>Entry Maintenance</b>							
6010 Entry Gate Maintenance - FC	2,638.70	1,333.33	(1,305.37)	5,873.16	11,999.97	6,126.81	16,000.00
6010 Entry Gate Maintenance - SC	6,769.91	833.33	(5,936.58)	10,066.08	7,499.97	(2,566.11)	10,000.00
6020 Street Cleaning- FC	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
6030 Street Cleaning- SC	-	100.00	100.00	-	900.00	900.00	1,200.00
6050 Private Street Maintenance - FC	-	100.00	100.00	-	900.00	900.00	1,200.00
6050 Private Street Maintenance - SC	-	83.33	83.33	-	749.97	749.97	1,000.00
<b>Total Entry Maintenance</b>	<b>\$9,408.61</b>	<b>\$2,574.99</b>	<b>(\$6,833.62)</b>	<b>\$15,939.24</b>	<b>\$23,174.91</b>	<b>\$7,235.67</b>	<b>\$30,900.00</b>
<b>Pool</b>							
6125 Pool Maint/ Repair	4,337.66	4,166.67	(170.99)	34,371.79	37,500.03	3,128.24	50,000.00
6130 Extra Lifeguards	-	37.50	37.50	-	337.50	337.50	450.00
6135 Pool Management	9,270.44	16,002.50	6,732.06	202,460.71	144,022.50	(58,438.21)	192,030.00
<b>Total Pool</b>	<b>\$13,608.10</b>	<b>\$20,206.67</b>	<b>\$6,598.57</b>	<b>\$236,832.50</b>	<b>\$181,860.03</b>	<b>(\$54,972.47)</b>	<b>\$242,480.00</b>
<b>Amenity Center</b>							
6220 Electrical Repairs - Amenity Center	-	83.33	83.33	-	749.97	749.97	1,000.00
6225 Amenity Access Repairs	-	83.33	83.33	1,255.71	749.97	(505.74)	1,000.00
6230 Clubhouse Supplies	297.02	833.33	536.31	4,497.46	7,499.97	3,002.51	10,000.00
6235 Fitness Center Expense	2,186.18	833.33	(1,352.85)	11,333.06	7,499.97	(3,833.09)	10,000.00
6241 Key Fob Expense- FC	-	83.33	83.33	840.53	749.97	(90.56)	1,000.00
6242 Key Fob Expense- SC	-	100.00	100.00	173.20	900.00	726.80	1,200.00
6250 Playground Repair & Maintenance	-	833.33	833.33	5,778.85	7,499.97	1,721.12	10,000.00
6255 Tennis Court Repair & Maintenance	332.30	833.33	501.03	12,675.17	7,499.97	(5,175.20)	10,000.00
<b>Total Amenity Center</b>	<b>\$2,815.50</b>	<b>\$3,683.31</b>	<b>\$867.81</b>	<b>\$36,553.98</b>	<b>\$33,149.79</b>	<b>(\$3,404.19)</b>	<b>\$44,200.00</b>
<b>Other Expense</b>							



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 Page: 3

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	Actual	Budget	Variance	Actual	Budget	Variance	
6300 Transfer to Reserve	\$-	\$6,539.23	\$6,539.23	\$-	\$58,853.07	\$58,853.07	\$78,470.76
6300 Transfer to Reserve - FC	-	1,175.00	1,175.00	-	10,575.00	10,575.00	14,100.00
6300 Transfer to Reserve - SC	-	2,339.33	2,339.33	-	21,053.97	21,053.97	28,072.00
<b>Total Other Expense</b>	<b>\$-</b>	<b>\$10,053.56</b>	<b>\$10,053.56</b>	<b>\$-</b>	<b>\$90,482.04</b>	<b>\$90,482.04</b>	<b>\$120,642.76</b>
<b>Total OPERATING EXPENSE</b>	<b>\$314,350.14</b>	<b>\$305,592.12</b>	<b>(\$8,758.02)</b>	<b>\$2,728,665.52</b>	<b>\$2,750,329.08</b>	<b>\$21,663.56</b>	<b>\$3,667,105.76</b>
<b>Net Income:</b>	<b>(\$17,658.62)</b>	<b>\$0.02</b>	<b>(\$17,658.64)</b>	<b>\$162,116.48</b>	<b>\$0.18</b>	<b>\$162,116.30</b>	<b>\$0.00</b>



**Income Statement**  
 Fall Creek Homeowners Association, Inc.  
 09/30/2023

Date: 10/16/2023  
 Time: 6:20 pm  
 Page: 4

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>Income</b>							
4050 Interest Income - Reserve FC	\$124.13	\$-	\$124.13	\$4,840.88	\$-	\$4,840.88	\$-
4050 Interest Income - Reserve SC	71.04	-	71.04	399.66	-	399.66	-
4050 Interest Income - Reserve	4,700.10	-	4,700.10	26,857.22	-	26,857.22	-
<b>Total Income</b>	<b>\$4,895.27</b>	<b>\$-</b>	<b>\$4,895.27</b>	<b>\$32,097.76</b>	<b>\$-</b>	<b>\$32,097.76</b>	<b>\$-</b>
<b>Total RESERVE INCOME</b>	<b>\$4,895.27</b>	<b>\$-</b>	<b>\$4,895.27</b>	<b>\$32,097.76</b>	<b>\$-</b>	<b>\$32,097.76</b>	<b>\$-</b>
<b>RESERVE EXPENSE</b>							
<b>Reserve Expenses</b>							
6501 Reserve Expenses - SC	-	-	-	33,737.65	-	(33,737.65)	-
6510 Capital Improvements - Reserve	-	-	-	17,310.38	-	(17,310.38)	-
<b>Total Reserve Expenses</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$51,048.03</b>	<b>\$-</b>	<b>(\$51,048.03)</b>	<b>\$-</b>
<b>Total RESERVE EXPENSE</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$51,048.03</b>	<b>\$-</b>	<b>(\$51,048.03)</b>	<b>\$-</b>
<b>Net Reserve:</b>	<b>\$4,895.27</b>	<b>\$0.00</b>	<b>\$4,895.27</b>	<b>(\$18,950.27)</b>	<b>\$0.00</b>	<b>(\$18,950.27)</b>	<b>\$0.00</b>



**Income Statement Summary - Operating**

Fall Creek Homeowners Association, Inc.

Fiscal Period: September 2023

Date: 10/16/2023

Time: 6:21 pm

Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>OPERATING INCOME</b>													
<b>Income</b>													
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	\$2,244.75	\$-	\$-	\$-	\$18,522.02
4050-01 Interest Income - Operating FC	-	-	11.02	19.37	19.56	18.34	18.13	16.73	14.95	-	-	-	118.10
4050-02 Interest Income - Operating SC	-	-	10.84	18.97	18.47	17.36	17.55	16.18	15.20	-	-	-	114.57
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	240,163.33	-	-	-	2,160,379.97
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	-	-	-	70,350.03
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	6,485.33	-	-	-	58,367.97
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	1,050.00	-	-	-	14,851.75
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	3,459.36	-	-	-	58,460.07
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)	1,600.00	-	-	-	18,560.00
4230-01 Gate Entry Access Income - FC	-	100.00	-	-	100.00	150.00	200.00	150.00	(297.69)	-	-	-	402.31
4230-02 Gate Entry Access Income - SC	-	-	-	-	-	100.00	-	-	50.00	-	-	-	150.00
4235-00 Amenity Access Income	100.00	75.00	75.00	275.00	550.00	1,450.00	1,075.00	200.00	125.00	-	-	-	3,925.00
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	450.00	-	-	-	9,600.00
4237-00 Clubhouse Rental	500.00	(500.00)	3,660.00	-	(1,425.00)	(925.00)	(500.00)	(500.00)	500.00	-	-	-	810.00
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	29,746.98	-	-	-	237,975.84
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	3,267.64	-	-	-	17,169.37
4400-00 Misc. Income	-	-	25.00	-	-	-	-	-	-	-	-	-	25.00
<b>Total Income</b>	<b>293,913.55</b>	<b>307,385.24</b>	<b>306,434.57</b>	<b>302,314.84</b>	<b>519,493.41</b>	<b>272,414.70</b>	<b>297,670.57</b>	<b>294,463.60</b>	<b>296,691.52</b>	-	-	-	<b>2,890,782.00</b>
<b>Total OPERATING INCOME</b>	<b>293,913.55</b>	<b>307,385.24</b>	<b>306,434.57</b>	<b>302,314.84</b>	<b>519,493.41</b>	<b>272,414.70</b>	<b>297,670.57</b>	<b>294,463.60</b>	<b>296,691.52</b>	-	-	-	<b>2,890,782.00</b>
<b>OPERATING EXPENSE</b>													



**Income Statement Summary - Operating**

Fall Creek Homeowners Association, Inc.

Fiscal Period: September 2023

Date: 10/16/2023  
 Time: 6:21 pm  
 Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>General Maintenance</b>													
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	\$33,701.68	\$-	\$-	\$-	\$110,711.80
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	5,436.60	-	-	-	35,414.10
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	83,266.38	-	-	-	753,647.42
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	475.17	-	-	-	151,217.88
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	17,598.44	-	-	-	78,806.25
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	1,225.63	-	-	-	20,092.84
5180-00 Pest Control	-	3,226.48	135.31	945.67	2,078.16	2,193.13	1,255.48	1,255.48	1,565.29	-	-	-	12,655.00
<b>Total General Maintenance</b>	<b>98,211.99</b>	<b>129,733.87</b>	<b>144,838.92</b>	<b>98,653.43</b>	<b>137,958.25</b>	<b>104,504.88</b>	<b>155,361.67</b>	<b>191,034.62</b>	<b>143,269.19</b>	-	-	-	<b>1,203,566.82</b>
<b>Utilities</b>													
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	36,955.48	-	-	-	146,489.47
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	21,103.83	-	-	-	191,599.07
5240-00 Telephone	1,060.53	670.48	1,170.09	846.05	844.52	1,057.73	925.46	932.58	837.67	-	-	-	8,345.11
5240-01 Telephone - FC	416.06	416.70	416.64	415.76	415.43	415.43	435.40	393.95	429.78	-	-	-	3,755.15
5240-02 Telephone - SC	304.03	304.68	304.58	303.23	302.93	1,844.41	282.41	280.93	280.93	-	-	-	4,208.13
5250-00 Gas Service	1,002.15	-	933.97	519.27	528.73	387.83	299.47	153.09	174.61	-	-	-	3,999.12
5260-00 Cable TV	113.58	161.93	-	113.58	129.71	106.74	112.90	112.90	112.90	-	-	-	964.24
5270-00 Trash Collection	412.97	401.42	401.77	397.39	393.89	392.61	388.22	387.12	397.39	-	-	-	3,572.78
<b>Total Utilities</b>	<b>33,909.16</b>	<b>24,189.01</b>	<b>25,146.62</b>	<b>28,563.19</b>	<b>39,303.04</b>	<b>45,837.86</b>	<b>58,786.27</b>	<b>46,905.33</b>	<b>60,292.59</b>	-	-	-	<b>362,933.07</b>





**Income Statement Summary - Operating**

Fall Creek Homeowners Association, Inc.

Fiscal Period: September 2023

Date: 10/16/2023  
 Time: 6:21 pm  
 Page: 3

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Administrative</b>													
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	\$1,470.77	\$-	\$-	\$-	\$61,965.03
<b>Administrative</b>													
5311-00 Meeting Expense	285.21	291.48	399.85	507.13	504.08	325.04	342.62	615.47	269.23	-	-	-	3,540.11
5325-00 Storage Fees	345.00	345.00	345.00	347.24	244.00	-	803.80	372.00	128.00	-	-	-	2,930.04
5330-00 Bank Service Charge	-	-	-	-	150.00	(150.00)	50.00	-	25.00	-	-	-	75.00
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	3,976.02	-	-	-	25,561.95
5335-01 Internet/Web Services - FC	77.35	87.39	77.35	75.67	86.02	86.02	86.02	130.11	118.28	-	-	-	824.21
5335-02 Internet/Web Services - SC	140.46	150.50	140.46	140.46	156.59	156.59	156.59	156.59	156.59	-	-	-	1,354.83
5380-00 Contributions/Donations	-	-	-	7,840.00	-	-	-	5,000.00	3,000.00	-	-	-	15,840.00
<b>Total Administrative</b>	<b>6,333.46</b>	<b>15,928.55</b>	<b>15,870.36</b>	<b>13,951.04</b>	<b>12,637.48</b>	<b>12,309.01</b>	<b>10,303.08</b>	<b>15,614.30</b>	<b>9,143.89</b>	-	-	-	<b>112,091.17</b>
<b>Professional Services</b>													
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	18,516.03	-	-	-	160,542.28
5430-00 Legal	600.00	-	187.50	-	787.50	975.00	2,686.00	1,677.50	185.50	-	-	-	7,099.00
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
<b>Total Professional Services</b>	<b>19,450.66</b>	<b>17,449.80</b>	<b>21,836.25</b>	<b>19,806.63</b>	<b>22,826.16</b>	<b>21,352.92</b>	<b>20,295.25</b>	<b>23,122.08</b>	<b>18,701.53</b>	-	-	-	<b>184,841.28</b>
<b>Insurance &amp; Taxes</b>													
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	11,046.29	-	-	-	83,672.86
5550-00 Taxes	18.15	-	-	236.00	-	-	-	73.56	-	-	-	-	327.71
<b>Total Insurance &amp; Taxes</b>	<b>6,366.98</b>	-	<b>11,046.29</b>	<b>11,282.29</b>	<b>11,046.29</b>	<b>11,046.29</b>	<b>11,046.29</b>	<b>11,119.85</b>	<b>11,046.29</b>	-	-	-	<b>84,000.57</b>
<b>Lake Maintenance</b>													
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	1,240.00	-	-	-	33,513.77
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	1,641.40	-	-	-	15,359.60
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	749.90	-	-	-	9,691.78
<b>Total Lake Maintenance</b>	<b>18,060.74</b>	<b>3,640.35</b>	<b>5,726.94</b>	<b>6,084.16</b>	<b>5,818.24</b>	<b>6,391.46</b>	<b>5,081.90</b>	<b>4,130.06</b>	<b>3,631.30</b>	-	-	-	<b>58,565.15</b>
<b>Security Expense</b>													
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	38,800.00	-	-	-	350,570.00
5760-00 Alarm Monitoring	-	-	-	-	-	-	-	110.00	-	-	-	-	110.00
5770-00 False Alarms	-	-	-	225.00	395.00	-	-	75.00	(85.00)	-	-	-	610.00
<b>Total Security Expense</b>	<b>38,800.00</b>	<b>38,800.00</b>	<b>38,800.00</b>	<b>40,395.00</b>	<b>39,195.00</b>	<b>38,800.00</b>	<b>38,800.00</b>	<b>38,985.00</b>	<b>38,715.00</b>	-	-	-	<b>351,290.00</b>



**Income Statement Summary - Operating**

Fall Creek Homeowners Association, Inc.

Fiscal Period: September 2023

Date: 10/16/2023

Time: 6:21 pm

Page: 4

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Committees</b>													
5810-00 Community Events	\$118.96	\$-	\$8,741.71	\$5,320.33	\$5,175.25	\$904.89	\$3,458.79	\$2,606.52	\$2,154.14	\$-	\$-	\$-	\$28,480.59
5815-00 Tennis Coach	-	650.00	1,170.00	-	2,200.00	2,150.00	2,800.00	4,930.00	450.00	-	-	-	14,350.00
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	1,114.00	-	-	-	5,151.53
Committee													
5865-00 Welcome Committee	-	-	-	-	-	-	486.03	844.35	-	-	-	-	1,330.38
<b>Total Committees</b>	<b>118.96</b>	<b>3,323.69</b>	<b>10,520.21</b>	<b>6,584.77</b>	<b>10,460.66</b>	<b>29,303.34</b>	<b>6,755.32</b>	<b>11,266.65</b>	<b>3,718.14</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>82,051.74</b>
<b>Entry Maintenance</b>													
6010-01 Entry Gate	625.61	649.50	649.51	-	297.69	297.69	416.77	297.69	2,638.70	-	-	-	5,873.16
Maintenance - FC													
6010-02 Entry Gate	773.99	297.69	297.69	297.69	535.77	297.69	497.96	297.69	6,769.91	-	-	-	10,066.08
Maintenance - SC													
<b>Total Entry Maintenance</b>	<b>1,399.60</b>	<b>947.19</b>	<b>947.20</b>	<b>297.69</b>	<b>833.46</b>	<b>595.38</b>	<b>914.73</b>	<b>595.38</b>	<b>9,408.61</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,939.24</b>
<b>Pool</b>													
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	4,337.66	-	-	-	34,371.79
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	9,270.44	-	-	-	202,460.71
<b>Total Pool</b>	<b>12,160.86</b>	<b>8,770.57</b>	<b>7,017.70</b>	<b>11,982.89</b>	<b>27,391.11</b>	<b>60,755.00</b>	<b>60,595.19</b>	<b>34,551.08</b>	<b>13,608.10</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>236,832.50</b>
<b>Amenity Center</b>													
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	297.02	-	-	-	4,497.46
6235-00 Fitness Center	774.45	349.59	137.70	634.03	291.77	1,044.17	5,658.02	257.15	2,186.18	-	-	-	11,333.06
Expense													
6241-00 Key Fob Expense-FC	313.93	-	-	-	-	-	526.60	-	-	-	-	-	840.53
6242-00 Key Fob Expense-SC	-	-	-	-	-	-	173.20	-	-	-	-	-	173.20
6250-00 Playground Repair & Maintenance	12.44	21.66	5,737.25	-	7.50	-	-	-	-	-	-	-	5,778.85
6255-00 Tennis Court Repair & Maintenance	236.93	225.00	346.29	-	3,488.12	5,193.44	914.35	1,938.74	332.30	-	-	-	12,675.17
<b>Total Amenity Center</b>	<b>2,465.95</b>	<b>897.90</b>	<b>6,929.41</b>	<b>820.77</b>	<b>4,701.10</b>	<b>7,468.63</b>	<b>7,973.13</b>	<b>2,481.59</b>	<b>2,815.50</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>36,553.98</b>
<b>Total OPERATING EXPENSE</b>	<b>237,278.36</b>	<b>243,680.93</b>	<b>288,679.90</b>	<b>238,421.86</b>	<b>312,170.79</b>	<b>338,364.77</b>	<b>375,912.83</b>	<b>379,805.94</b>	<b>314,350.14</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,728,665.52</b>
<b>Net Income:</b>	<b>56,635.19</b>	<b>63,704.31</b>	<b>17,754.67</b>	<b>63,892.98</b>	<b>207,322.62</b>	<b>(65,950.07)</b>	<b>(78,242.26)</b>	<b>(85,342.34)</b>	<b>(17,658.62)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>162,116.48</b>



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

Date: 10/16/2023  
 Time: 6:21 pm  
 Page: 5

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>RESERVE INCOME</b>													
<b>Income</b>													
4050-90 Interest Income - Reserve FC	\$38.66	\$35.46	\$23.79	\$4,360.97	\$127.19	\$1.24	\$128.16	\$1.28	\$124.13	\$-	\$-	\$-	\$4,840.88
4050-95 Interest Income - Reserve SC	28.65	25.98	21.19	68.81	94.50	0.07	89.35	0.07	71.04	-	-	-	399.66
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	4,700.10	-	-	-	26,857.22
<b>Total Income</b>	<b>914.99</b>	<b>827.32</b>	<b>769.16</b>	<b>4,730.94</b>	<b>4,990.98</b>	<b>5,460.29</b>	<b>4,460.97</b>	<b>5,047.84</b>	<b>4,895.27</b>	-	-	-	<b>32,097.76</b>
<b>Total RESERVE INCOME</b>	<b>914.99</b>	<b>827.32</b>	<b>769.16</b>	<b>4,730.94</b>	<b>4,990.98</b>	<b>5,460.29</b>	<b>4,460.97</b>	<b>5,047.84</b>	<b>4,895.27</b>	-	-	-	<b>32,097.76</b>
<b>RESERVE EXPENSE</b>													
<b>Reserve Expenses</b>													
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
<b>Total Reserve Expenses</b>	<b>-</b>	<b>10,475.20</b>	<b>6,100.00</b>	<b>27,785.58</b>	<b>-</b>	<b>-</b>	<b>6,687.25</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>51,048.03</b>
<b>Total RESERVE EXPENSE</b>	<b>-</b>	<b>10,475.20</b>	<b>6,100.00</b>	<b>27,785.58</b>	<b>-</b>	<b>-</b>	<b>6,687.25</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>51,048.03</b>
<b>Net Reserve:</b>	<b>914.99</b>	<b>(9,647.88)</b>	<b>(5,330.84)</b>	<b>(23,054.64)</b>	<b>4,990.98</b>	<b>5,460.29</b>	<b>(2,226.28)</b>	<b>5,047.84</b>	<b>4,895.27</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(18,950.27)</b>