



**Balance Sheet**  
 Fall Creek Homeowners Association, Inc.  
 End Date: 05/31/2024

Date: 6/18/2024  
 Time: 12:05 am  
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Assets	Operating	Reserve	Total
<b>Current Assets</b>			
Veritex Op. ICS Holding 7641	\$1.00	\$0.00	\$1.00
Veritex Bank Operating	\$41,585.28	\$0.00	\$41,585.28
Veritex Operating ICS 3327	\$2,897,504.87	\$0.00	\$2,897,504.87
Veritex Rsv. ICS Holding 3082	\$0.00	\$1.00	\$1.00
Veritex Reserve ICS 3335	\$0.00	\$921,004.46	\$921,004.46
Veritex Bank Operating Fairway Crossing	\$84,415.50	\$0.00	\$84,415.50
Veritex Bank Reserve Fairway Crossing	\$0.00	\$11.43	\$11.43
Veritex Bank Operating Serrano Creek	\$85,086.29	\$0.00	\$85,086.29
Veritex Bank SC Reserve	\$0.00	\$2.07	\$2.07
Veritex Operating Social Committee Debit Card	\$6,706.84	\$0.00	\$6,706.84
Veritex Bank Tennis Team Operating	\$13,753.52	\$0.00	\$13,753.52
Veritex Bank Operating Law Enforcement	\$40,740.00	\$0.00	\$40,740.00
Alliance CDAR 4309 6m 5.15% 9/26/2024	\$0.00	\$1,091,701.19	\$1,091,701.19
Alliance Fairway Crossing Operating	\$128,185.11	\$0.00	\$128,185.11
Alliance Serrano Creek Operating	\$125,374.13	\$0.00	\$125,374.13
Alliance Capital Reserve *6152	\$0.00	\$72.74	\$72.74
Alliance Fairway Crossing Reserve *7857	\$0.00	\$36.94	\$36.94
Alliance Serrano Creek Reserve *3693	\$0.00	\$63.34	\$63.34
AAB ICS Capital Reserve *443	\$0.00	\$415,303.52	\$415,303.52
AAB ICS Fairway Crossing Reserve *391	\$0.00	\$357,528.94	\$357,528.94
AAB ICS Serrano Creek Reserve *247	\$0.00	\$267,595.26	\$267,595.26
<b>Total: Current Assets</b>	<b>\$3,423,352.54</b>	<b>\$3,053,320.89</b>	<b>\$6,476,673.43</b>
<b>Accounts Receivable</b>			
Accounts Receivable	\$492,186.65	\$0.00	\$492,186.65
Allowance For Doubtful Accounts	(\$62,490.63)	\$0.00	(\$62,490.63)
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 Maintenanc	(\$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>\$874,085.73</b>	<b>\$7,349.25</b>	<b>\$881,434.98</b>
<b>Other Assets</b>			
Prepaid Insurances	\$112,810.06	\$0.00	\$112,810.06
Prepaid Expenses	\$61,197.29	\$0.00	\$61,197.29
Advance Payments	\$4,905.00	\$0.00	\$4,905.00
<b>Total: Other Assets</b>	<b>\$178,912.35</b>	<b>\$0.00</b>	<b>\$178,912.35</b>
<b>Total: Assets</b>	<b>\$4,476,350.62</b>	<b>\$3,060,670.14</b>	<b>\$7,537,020.76</b>
<b>Liabilities &amp; Equity</b>			
<b>Current Liabilities</b>			
Accounts Payable	(\$416.40)	\$0.00	(\$416.40)
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	\$1,834,682.50	\$0.00	\$1,834,682.50
Deferred Revenue - Fairway Crossing	\$54,716.65	\$0.00	\$54,716.65
Deferred Revenue - Serrano Creek	\$52,192.00	\$0.00	\$52,192.00
Fall Creek CSO - Enhancement Fee	\$149,134.31	\$0.00	\$149,134.31
Clubhouse Rental Deposits	(\$1,875.00)	\$0.00	(\$1,875.00)



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	Operating	Reserve	Total
Deposits - ARC	\$75,357.92	\$0.00	\$75,357.92
Prepaid Assessments	\$56,672.06	\$0.00	\$56,672.06
A/P Spectrum Collections	\$41,763.80	\$0.00	\$41,763.80
Fed Income Tax Payable	\$919.00	\$0.00	\$919.00
<b>Total: Current Liabilities</b>	<b>\$2,361,282.50</b>	<b>\$291,831.65</b>	<b>\$2,653,114.15</b>
<b>Equity</b>			
Retained Earnings - Operating Fund	\$2,197,594.16	\$0.00	\$2,197,594.16
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	\$2,094,798.65	\$2,094,798.65
<b>Total: Equity</b>	<b>\$2,321,209.36</b>	<b>\$2,741,674.83</b>	<b>\$5,062,884.19</b>
<b>Total Net Income Gain / Loss</b>	<b>(\$206,141.24)</b>	<b>\$27,163.66</b>	<b>(\$178,977.58)</b>
<b>Total: Liabilities &amp; Equity</b>	<b>\$4,476,350.62</b>	<b>\$3,060,670.14</b>	<b>\$7,537,020.76</b>



**Income Statement**  
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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	\$2,537.78	\$-	\$2,537.78	\$14,291.13	\$-	\$14,291.13	\$-
4050 Interest Income - Operating FC	26.94	-	26.94	109.38	-	109.38	-
4050 Interest Income - Operating SC	26.80	-	26.80	114.27	-	114.27	-
4110 Maintenance Assessment	262,097.50	262,097.50	-	1,310,487.50	1,310,487.50	-	3,145,170.00
4111 Fairway Crossing Assessment	7,816.67	7,816.67	-	39,083.35	39,083.35	-	93,800.00
4111 Serrano Creek Assessment	7,456.00	7,456.00	-	37,280.00	37,280.00	-	89,472.00
4117 Fall Creek Commercial/Comm Services - Shared	-	20,333.33	(20,333.33)	-	101,666.65	(101,666.65)	244,000.00
4135 Capital Improvement Fee	1,275.00	-	1,275.00	4,024.50	-	4,024.50	-
4210 Late Fee Income	7,307.19	-	7,307.19	49,002.87	-	49,002.87	-
4220 Fine Income	4,600.00	-	4,600.00	12,525.00	-	12,525.00	-
4230 Gate Entry Access Income - FC	-	-	-	250.00	-	250.00	-
4230 Gate Entry Access Income - SC	-	-	-	600.00	-	600.00	-
4235 Amenity Access Income	325.00	-	325.00	1,200.00	-	1,200.00	-
4236 Clubhouse Rental and Cleaning	575.00	833.33	(258.33)	5,800.00	4,166.65	1,633.35	10,000.00
4237 Clubhouse Rental	(1,000.00)	-	(1,000.00)	3,500.00	-	3,500.00	-
4240 Security Reimbursement - WCID 96	20,370.00	20,370.00	-	101,850.00	101,850.00	-	244,440.00
4257 Allowance for Delinquent Assessments 1%	-	(2,620.98)	2,620.98	-	(13,104.90)	13,104.90	(31,451.70)
4265 Tennis Income	5,603.58	1,300.00	4,303.58	10,485.08	6,500.00	3,985.08	15,600.00
<b>Total Income</b>	<b>\$319,017.46</b>	<b>\$317,585.85</b>	<b>\$1,431.61</b>	<b>\$1,590,603.08</b>	<b>\$1,587,929.25</b>	<b>\$2,673.83</b>	<b>\$3,811,030.30</b>
<b>Total OPERATING INCOME</b>	<b>\$319,017.46</b>	<b>\$317,585.85</b>	<b>\$1,431.61</b>	<b>\$1,590,603.08</b>	<b>\$1,587,929.25</b>	<b>\$2,673.83</b>	<b>\$3,811,030.30</b>
<b>OPERATING EXPENSE</b>							
<b>General Maintenance</b>							
5110 General Maint./Repairs	28,673.33	8,333.33	(20,340.00)	71,346.38	41,666.65	(29,679.73)	100,000.00
5110 General Maint./Repairs - FC	-	833.33	833.33	225.00	4,166.65	3,941.65	10,000.00
5110 General Maint./Repairs - SC	290.11	583.33	293.22	1,209.21	2,916.65	1,707.44	7,000.00
5111 Lighting Repair & Maintenance	-	3,333.33	3,333.33	23,810.00	16,666.65	(7,143.35)	40,000.00
5140 Landscape Maintenance Contract	93,046.77	83,333.33	(9,713.44)	426,112.29	416,666.65	(9,445.64)	1,000,000.00
5145 Landscape Extras & Improvement	11,000.14	12,500.00	1,499.86	56,964.72	62,500.00	5,535.28	150,000.00
5145 Landscape Extras & Improvement - FC	1,078.17	1,250.00	171.83	1,998.30	6,250.00	4,251.70	15,000.00
5145 Landscape Extras & Improvement - SC	-	541.67	541.67	4,687.23	2,708.35	(1,978.88)	6,500.00
5150 Irrigation Maint/ Repairs	1,235.88	3,750.00	2,514.12	15,731.87	18,750.00	3,018.13	45,000.00
5151 Irrigation Maint/ Repairs - SC	-	416.67	416.67	368.33	2,083.35	1,715.02	5,000.00
5152 Irrigation Maint/ Repairs - FC	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
5155 Fence Maintenance & Repair	-	5,000.00	5,000.00	22,017.80	25,000.00	2,982.20	60,000.00
5156 Fence Maintenance/Repair- FC	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00
5157 Fence Maintenance/Repairs- SC	-	166.67	166.67	-	833.35	833.35	2,000.00
5160 Cleaning Services	2,214.73	2,083.33	(131.40)	9,181.76	10,416.65	1,234.89	25,000.00
5180 Pest Control	1,352.89	950.00	(402.89)	2,178.19	4,750.00	2,571.81	11,400.00
<b>Total General Maintenance</b>	<b>\$138,892.02</b>	<b>\$124,324.99</b>	<b>(\$14,567.03)</b>	<b>\$635,831.08</b>	<b>\$621,624.95</b>	<b>(\$14,206.13)</b>	<b>\$1,491,900.00</b>
<b>Utilities</b>							
5220 Water / Sewer	10,070.94	20,000.00	9,929.06	42,946.35	100,000.00	57,053.65	240,000.00
5230 Streetlight Electric	22,353.54	18,750.00	(3,603.54)	85,388.49	93,750.00	8,361.51	225,000.00
5240 Telephone	661.91	833.33	171.42	9,027.60	4,166.65	(4,860.95)	10,000.00
5240 Telephone - FC	509.96	375.00	(134.96)	2,266.87	1,875.00	(391.87)	4,500.00
5240 Telephone - SC	-	500.00	500.00	298.96	2,500.00	2,201.04	6,000.00
5250 Gas Service	596.44	583.33	(13.11)	2,981.20	2,916.65	(64.55)	7,000.00
5260 Cable TV	112.90	125.00	12.10	574.54	625.00	50.46	1,500.00
5270 Trash Collection	391.51	408.33	16.82	1,959.35	2,041.65	82.30	4,900.00
<b>Total Utilities</b>	<b>\$34,697.20</b>	<b>\$41,574.99</b>	<b>\$6,877.79</b>	<b>\$145,443.36</b>	<b>\$207,874.95</b>	<b>\$62,431.59</b>	<b>\$498,900.00</b>
<b>Administrative</b>							
5310 General Administrative	11,345.68	5,416.67	(5,929.01)	32,867.63	27,083.35	(5,784.28)	65,000.00
5311 Meeting Expense	119.74	458.33	338.59	1,022.38	2,291.65	1,269.27	5,500.00
5325 Storage Fees	391.00	433.33	42.33	2,436.89	2,166.65	(270.24)	5,200.00
5335 Internet/Web Services	2,741.57	3,083.33	341.76	15,626.06	15,416.65	(209.41)	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	\$118.28	\$-	(\$118.28)	\$611.48	\$-	(\$611.48)	\$-
5335 Internet/Web Services - SC	161.97	-	(161.97)	809.31	-	(809.31)	-
5370 Licenses/Fees/Permits	10.00	5.00	(5.00)	10.00	25.00	15.00	60.00
5380 Other Community Services	-	1,666.67	1,666.67	8,090.00	8,333.35	243.35	20,000.00
<b>Total Administrative</b>	<b>\$14,888.24</b>	<b>\$11,063.33</b>	<b>(\$3,824.91)</b>	<b>\$61,473.75</b>	<b>\$55,316.65</b>	<b>(\$6,157.10)</b>	<b>\$132,760.00</b>
<b>Professional Services</b>							
5410 Management Fee	17,049.28	16,666.67	(382.61)	85,331.41	83,333.35	(1,998.06)	200,000.00
5420 Audit	-	562.50	562.50	-	2,812.50	2,812.50	6,750.00
5430 Legal	640.00	916.67	276.67	2,071.74	4,583.35	2,511.61	11,000.00
5450 Pool/Rec. Ctr. Administration	2,215.00	2,208.33	(6.67)	11,075.00	11,041.65	(33.35)	26,500.00
<b>Total Professional Services</b>	<b>\$19,904.28</b>	<b>\$20,354.17</b>	<b>\$449.89</b>	<b>\$98,478.15</b>	<b>\$101,770.85</b>	<b>\$3,292.70</b>	<b>\$244,250.00</b>
<b>Insurance &amp; Taxes</b>							
5540 Insurance Expense	12,534.45	12,886.83	352.38	59,745.92	64,434.15	4,688.23	154,642.00
5550 Taxes	-	291.67	291.67	18,832.99	1,458.35	(17,374.64)	3,500.00
<b>Total Insurance &amp; Taxes</b>	<b>\$12,534.45</b>	<b>\$13,178.50</b>	<b>\$644.05</b>	<b>\$78,578.91</b>	<b>\$65,892.50</b>	<b>(\$12,686.41)</b>	<b>\$158,142.00</b>
<b>Lake Maintenance</b>							
5620 Lake Maintenance	392.25	2,041.67	1,649.42	8,313.14	10,208.35	1,895.21	24,500.00
5620 Lake Maintenance - FC	930.00	1,291.67	361.67	7,227.92	6,458.35	(769.57)	15,500.00
5620 Lake Maintenance - SC	186.74	1,291.67	1,104.93	4,101.45	6,458.35	2,356.90	15,500.00
<b>Total Lake Maintenance</b>	<b>\$1,508.99</b>	<b>\$4,625.01</b>	<b>\$3,116.02</b>	<b>\$19,642.51</b>	<b>\$23,125.05</b>	<b>\$3,482.54</b>	<b>\$55,500.00</b>
<b>Security Expense</b>							
5750 Patrol Services	40,740.00	40,740.00	-	205,495.00	203,700.00	(1,795.00)	488,880.00
5760 Alarm Monitoring	-	45.42	45.42	-	227.10	227.10	545.00
5770 False Alarms	75.00	125.00	50.00	675.00	625.00	(50.00)	1,500.00
<b>Total Security Expense</b>	<b>\$40,815.00</b>	<b>\$40,910.42</b>	<b>\$95.42</b>	<b>\$206,170.00</b>	<b>\$204,552.10</b>	<b>(\$1,617.90)</b>	<b>\$490,925.00</b>
<b>Committees</b>							
5810 Community Events	3,282.97	5,000.00	1,717.03	25,239.62	25,000.00	(239.62)	60,000.00
5815 Tennis Coach Payments	-	1,000.00	1,000.00	4,250.00	5,000.00	750.00	12,000.00
5820 YOM & Christmas Decorations	350.73	4,458.33	4,107.60	1,161.96	22,291.65	21,129.69	53,500.00
5830 Parks and Trails Committee	395.82	-	(395.82)	2,901.38	-	(2,901.38)	-
5845 Crime Watch Committee	216.21	1,174.67	958.46	833.23	5,873.35	5,040.12	14,096.00
5865 Welcome Committee	-	108.33	108.33	172.12	541.65	369.53	1,300.00
<b>Total Committees</b>	<b>\$4,245.73</b>	<b>\$11,741.33</b>	<b>\$7,495.60</b>	<b>\$34,558.31</b>	<b>\$58,706.65</b>	<b>\$24,148.34</b>	<b>\$140,896.00</b>
<b>Entry Maintenance</b>							
6010 Entry Gate Maintenance - FC	297.69	1,333.33	1,035.64	2,677.03	6,666.65	3,989.62	16,000.00
6010 Entry Gate Maintenance - SC	297.69	833.33	535.64	2,195.01	4,166.65	1,971.64	10,000.00
6020 Street Cleaning- FC	-	125.00	125.00	-	625.00	625.00	1,500.00
6030 Street Cleaning- SC	-	100.00	100.00	-	500.00	500.00	1,200.00
6050 Private Street Maintenance - FC	-	83.33	83.33	-	416.65	416.65	1,000.00
6050 Private Street Maintenance - SC	-	83.33	83.33	-	416.65	416.65	1,000.00
<b>Total Entry Maintenance</b>	<b>\$595.38</b>	<b>\$2,558.32</b>	<b>\$1,962.94</b>	<b>\$4,872.04</b>	<b>\$12,791.60</b>	<b>\$7,919.56</b>	<b>\$30,700.00</b>
<b>Pool</b>							
6125 Pool Maint/ Repair	4,751.68	4,166.67	(585.01)	57,143.47	20,833.35	(36,310.12)	50,000.00
6130 Extra Lifeguards	-	83.33	83.33	1,286.00	416.65	(869.35)	1,000.00
6135 Pool Management	23,753.69	16,935.33	(6,818.36)	42,893.45	84,676.65	41,783.20	203,224.00
<b>Total Pool</b>	<b>\$28,505.37</b>	<b>\$21,185.33</b>	<b>(\$7,320.04)</b>	<b>\$101,322.92</b>	<b>\$105,926.65</b>	<b>\$4,603.73</b>	<b>\$254,224.00</b>
<b>Amenity Center</b>							
6220 Electrical Repairs - Amenity Center	-	83.33	83.33	-	416.65	416.65	1,000.00
6225 Amenity Access Repairs	-	83.33	83.33	194.85	416.65	221.80	1,000.00
6230 Clubhouse Supplies	510.65	666.67	156.02	3,850.78	3,333.35	(517.43)	8,000.00
6235 Fitness Center Expense	361.94	666.67	304.73	7,167.12	3,333.35	(3,833.77)	8,000.00
6241 Key Fob Expense- FC	-	83.33	83.33	640.00	416.65	(223.35)	1,000.00
6242 Key Fob Expense- SC	-	100.00	100.00	-	500.00	500.00	1,200.00
6250 Playground Repair & Maintenance	-	833.33	833.33	16,237.51	4,166.65	(12,070.86)	10,000.00
6255 Tennis Court Repair & Maintenance	92.00	966.67	874.67	3,179.59	4,833.35	1,653.76	11,600.00
<b>Total Amenity Center</b>	<b>\$964.59</b>	<b>\$3,483.33</b>	<b>\$2,518.74</b>	<b>\$31,269.85</b>	<b>\$17,416.65</b>	<b>(\$13,853.20)</b>	<b>\$41,800.00</b>
<b>Other Expense</b>							
6300 Transfer to Reserve	-	18,555.11	18,555.11	-	92,775.55	92,775.55	222,661.30



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	Actual	Budget	Variance	Actual	Budget	Variance	
6300 Transfer to Reserve - FC	\$-	\$1,191.67	\$1,191.67	\$-	\$5,958.35	\$5,958.35	\$14,300.00
6300 Transfer to Reserve - SC	-	2,839.33	2,839.33	-	14,196.65	14,196.65	34,072.00
6310 Capital Improvements	-	-	-	379,103.44	-	(379,103.44)	-
<b>Total Other Expense</b>	<b>\$-</b>	<b>\$22,586.11</b>	<b>\$22,586.11</b>	<b>\$379,103.44</b>	<b>\$112,930.55</b>	<b>(\$266,172.89)</b>	<b>\$271,033.30</b>
<b>Total OPERATING EXPENSE</b>	<b>\$297,551.25</b>	<b>\$317,585.83</b>	<b>\$20,034.58</b>	<b>\$1,796,744.32</b>	<b>\$1,587,929.15</b>	<b>(\$208,815.17)</b>	<b>\$3,811,030.30</b>
<b>Net Income:</b>	<b>\$21,466.21</b>	<b>\$0.02</b>	<b>\$21,466.19</b>	<b>(\$206,141.24)</b>	<b>\$0.10</b>	<b>(\$206,141.34)</b>	<b>\$0.00</b>



**Income Statement**  
 Fall Creek Homeowners Association, Inc.  
 05/31/2024

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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	\$136.60	\$-	\$136.60	\$665.02	\$-	\$665.02	\$-
4050 Interest Income - Reserve SC	102.25	-	102.25	500.50	-	500.50	-
4050 Interest Income - Reserve	5,594.06	-	5,594.06	25,998.14	-	25,998.14	-
<b>Total Income</b>	<b>\$5,832.91</b>	<b>\$-</b>	<b>\$5,832.91</b>	<b>\$27,163.66</b>	<b>\$-</b>	<b>\$27,163.66</b>	<b>\$-</b>
<b>Total RESERVE INCOME</b>	<b>\$5,832.91</b>	<b>\$-</b>	<b>\$5,832.91</b>	<b>\$27,163.66</b>	<b>\$-</b>	<b>\$27,163.66</b>	<b>\$-</b>
<b>Net Reserve:</b>	<b>\$5,832.91</b>	<b>\$0.00</b>	<b>\$5,832.91</b>	<b>\$27,163.66</b>	<b>\$0.00</b>	<b>\$27,163.66</b>	<b>\$0.00</b>



**Income Statement Summary - Operating**

Fall Creek Homeowners Association, Inc.

Fiscal Period: May 2024

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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	\$2,817.07	\$3,149.02	\$3,156.41	\$2,630.85	\$2,537.78	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$14,291.13
4050-01 Interest Income - Operating FC	6.17	24.13	26.40	25.74	26.94	-	-	-	-	-	-	-	109.38
4050-02 Interest Income - Operating SC	10.79	24.36	26.41	25.91	26.80	-	-	-	-	-	-	-	114.27
4110-00 Maintenance Assessment	262,097.50	262,097.50	262,097.50	262,097.50	262,097.50	-	-	-	-	-	-	-	1,310,487.50
4111-01 Fairway Crossing Assessment	7,816.67	7,816.67	7,816.67	7,816.67	7,816.67	-	-	-	-	-	-	-	39,083.35
4111-02 Serrano Creek Assessment	7,456.00	7,456.00	7,456.00	7,456.00	7,456.00	-	-	-	-	-	-	-	37,280.00
4135-00 Capital Improvement Fee	-	1,037.50	1,712.00	-	1,275.00	-	-	-	-	-	-	-	4,024.50
4210-00 Late Fee Income	1,031.60	18,493.66	12,802.50	9,367.92	7,307.19	-	-	-	-	-	-	-	49,002.87
4220-00 Fine Income	3,025.00	1,625.00	1,925.00	1,350.00	4,600.00	-	-	-	-	-	-	-	12,525.00
4230-01 Gate Entry Access Income - FC	-	200.00	-	50.00	-	-	-	-	-	-	-	-	250.00
4230-02 Gate Entry Access Income - SC	500.00	-	-	100.00	-	-	-	-	-	-	-	-	600.00
4235-00 Amenity Access Income	250.00	150.00	175.00	300.00	325.00	-	-	-	-	-	-	-	1,200.00
4236-00 Clubhouse Rental and Cleaning	900.00	1,950.00	950.00	1,425.00	575.00	-	-	-	-	-	-	-	5,800.00
4237-00 Clubhouse Rental	1,000.00	2,000.00	1,000.00	500.00	(1,000.00)	-	-	-	-	-	-	-	3,500.00
4240-00 Security Reimbursement - WCID 96	20,370.00	20,370.00	20,370.00	20,370.00	20,370.00	-	-	-	-	-	-	-	101,850.00
4265-00 Tennis Income	4,016.40	539.86	23.22	302.02	5,603.58	-	-	-	-	-	-	-	10,485.08
<b>Total Income</b>	<b>311,297.20</b>	<b>326,933.70</b>	<b>319,537.11</b>	<b>313,817.61</b>	<b>319,017.46</b>	-	-	-	-	-	-	-	<b>1,590,603.08</b>
<b>Total OPERATING INCOME</b>	<b>311,297.20</b>	<b>326,933.70</b>	<b>319,537.11</b>	<b>313,817.61</b>	<b>319,017.46</b>	-	-	-	-	-	-	-	<b>1,590,603.08</b>
<b>OPERATING EXPENSE</b>													



**Income Statement Summary - Operating**

Fall Creek Homeowners Association, Inc.

Fiscal Period: May 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>General Maintenance</b>													
5110-00 General Maint./Repairs	\$4,410.00	\$2,332.25	\$4,996.66	\$30,934.14	\$28,673.33	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$71,346.38
5110-01 General Maint./Repairs - FC	-	-	-	225.00	-	-	-	-	-	-	-	-	225.00
5110-02 General Maint./Repairs - SC	162.38	162.38	162.38	431.96	290.11	-	-	-	-	-	-	-	1,209.21
5111-00 Lighting Repair & Maintenance	1,345.00	-	6,315.00	16,150.00	-	-	-	-	-	-	-	-	23,810.00
5140-00 Landscape Maintenance Contract	83,266.38	83,266.38	83,266.38	83,266.38	93,046.77	-	-	-	-	-	-	-	426,112.29
5145-00 Landscape Extras & Improvement	1,840.25	18,342.76	9,111.96	16,669.61	11,000.14	-	-	-	-	-	-	-	56,964.72
5145-01 Landscape Extras & Improvement - FC	920.13	-	-	-	1,078.17	-	-	-	-	-	-	-	1,998.30
5145-02 Landscape Extras & Improvement - SC	-	4,687.23	-	-	-	-	-	-	-	-	-	-	4,687.23
5150-00 Irrigation Maint/Repairs	10,987.38	756.29	-	2,752.32	1,235.88	-	-	-	-	-	-	-	15,731.87
5151-00 Irrigation Maint/Repairs - SC	368.33	-	-	-	-	-	-	-	-	-	-	-	368.33
5155-00 Fence Maintenance & Repair	-	-	482.62	21,535.18	-	-	-	-	-	-	-	-	22,017.80
5160-00 Cleaning Services	1,944.73	1,729.10	1,619.10	1,674.10	2,214.73	-	-	-	-	-	-	-	9,181.76
5180-00 Pest Control	-	-	-	825.30	1,352.89	-	-	-	-	-	-	-	2,178.19
<b>Total General Maintenance</b>	<b>105,244.58</b>	<b>111,276.39</b>	<b>105,954.10</b>	<b>174,463.99</b>	<b>138,892.02</b>	-	-	-	-	-	-	-	<b>635,831.08</b>
<b>Maintenance Utilities</b>													
5220-00 Water / Sewer	20,863.87	3,502.95	7,079.53	1,429.06	10,070.94	-	-	-	-	-	-	-	42,946.35
5230-00 Streetlight Electric	364.50	19,562.52	364.81	42,743.12	22,353.54	-	-	-	-	-	-	-	85,388.49
5240-00 Telephone	864.39	1,266.67	4,984.55	1,250.08	661.91	-	-	-	-	-	-	-	9,027.60
5240-01 Telephone - FC	439.34	439.43	439.35	438.79	509.96	-	-	-	-	-	-	-	2,266.87
5240-02 Telephone - SC	294.99	3.97	-	-	-	-	-	-	-	-	-	-	298.96
5250-00 Gas Service	890.16	838.72	-	655.88	596.44	-	-	-	-	-	-	-	2,981.20
5260-00 Cable TV	122.94	112.90	112.90	112.90	112.90	-	-	-	-	-	-	-	574.54
5270-00 Trash Collection	394.25	388.75	392.42	392.42	391.51	-	-	-	-	-	-	-	1,959.35
<b>Total Utilities</b>	<b>24,234.44</b>	<b>26,115.91</b>	<b>13,373.56</b>	<b>47,022.25</b>	<b>34,697.20</b>	-	-	-	-	-	-	-	<b>145,443.36</b>





**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
<b>Administrative</b>													
5310-00 General	\$3,478.68	\$6,434.36	\$6,069.51	\$5,539.40	\$11,345.68	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$32,867.63
<b>Administrative</b>													
5311-00 Meeting Expense	351.76	324.26	(42.61)	269.23	119.74	-	-	-	-	-	-	-	1,022.38
5325-00 Storage Fees	372.00	685.89	372.00	616.00	391.00	-	-	-	-	-	-	-	2,436.89
5335-00 Internet/Web	3,218.80	2,741.76	3,365.02	3,558.91	2,741.57	-	-	-	-	-	-	-	15,626.06
<b>Services</b>													
5335-01 Internet/Web	128.32	128.32	118.28	118.28	118.28	-	-	-	-	-	-	-	611.48
<b>Services - FC</b>													
5335-02 Internet/Web	166.63	156.59	162.15	161.97	161.97	-	-	-	-	-	-	-	809.31
<b>Services - SC</b>													
5370-00	-	-	-	-	10.00	-	-	-	-	-	-	-	10.00
<b>Licenses/Fees/Permits</b>													
5380-00 Other Community	-	-	250.00	7,840.00	-	-	-	-	-	-	-	-	8,090.00
<b>Services</b>													
<b>Total Administrative</b>	<b>7,716.19</b>	<b>10,471.18</b>	<b>10,294.35</b>	<b>18,103.79</b>	<b>14,888.24</b>	-	-	-	-	-	-	-	<b>61,473.75</b>
<b>Professional Services</b>													
5410-00 Management Fee	17,656.50	16,844.00	17,060.83	16,720.80	17,049.28	-	-	-	-	-	-	-	85,331.41
5430-00 Legal	631.24	-	82.50	718.00	640.00	-	-	-	-	-	-	-	2,071.74
5450-00 Pool/Rec. Ctr.	2,215.00	2,215.00	2,215.00	2,215.00	2,215.00	-	-	-	-	-	-	-	11,075.00
<b>Administration</b>													
<b>Total Professional</b>	<b>20,502.74</b>	<b>19,059.00</b>	<b>19,358.33</b>	<b>19,653.80</b>	<b>19,904.28</b>	-	-	-	-	-	-	-	<b>98,478.15</b>
<b>Services</b>													
<b>Insurance &amp; Taxes</b>													
5540-00 Insurance Expense	11,046.29	11,096.28	12,534.45	12,534.45	12,534.45	-	-	-	-	-	-	-	59,745.92
5550-00 Taxes	44.25	313.74	18,125.00	350.00	-	-	-	-	-	-	-	-	18,832.99
<b>Total Insurance &amp; Taxes</b>	<b>11,090.54</b>	<b>11,410.02</b>	<b>30,659.45</b>	<b>12,884.45</b>	<b>12,534.45</b>	-	-	-	-	-	-	-	<b>78,578.91</b>
<b>Lake Maintenance</b>													
5620-00 Lake Maintenance	1,240.00	1,478.15	6,762.25	(1,559.51)	392.25	-	-	-	-	-	-	-	8,313.14
5620-01 Lake Maintenance -	973.30	1,661.37	1,883.17	1,780.08	930.00	-	-	-	-	-	-	-	7,227.92
<b>FC</b>													
5620-02 Lake Maintenance -	620.00	806.74	620.00	1,867.97	186.74	-	-	-	-	-	-	-	4,101.45
<b>SC</b>													
<b>Total Lake Maintenance</b>	<b>2,833.30</b>	<b>3,946.26</b>	<b>9,265.42</b>	<b>2,088.54</b>	<b>1,508.99</b>	-	-	-	-	-	-	-	<b>19,642.51</b>
<b>Security Expense</b>													
5750-00 Patrol Services	41,165.00	40,740.00	40,740.00	42,110.00	40,740.00	-	-	-	-	-	-	-	205,495.00
5770-00 False Alarms	225.00	225.00	-	150.00	75.00	-	-	-	-	-	-	-	675.00
<b>Total Security Expense</b>	<b>41,390.00</b>	<b>40,965.00</b>	<b>40,740.00</b>	<b>42,260.00</b>	<b>40,815.00</b>	-	-	-	-	-	-	-	<b>206,170.00</b>



**Income Statement Summary - Operating**

Fall Creek Homeowners Association, Inc.

Fiscal Period: May 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Committees</b>													
5810-00 Community Events	\$993.22	\$1,828.66	\$6,604.81	\$12,529.96	\$3,282.97	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$25,239.62
5815-00 Tennis Coach Payments	-	-	-	4,250.00	-	-	-	-	-	-	-	-	4,250.00
5820-00 YOM & Christmas Decorations	811.23	-	-	-	350.73	-	-	-	-	-	-	-	1,161.96
5830-00 Parks and Trails Committee	1,270.56	-	720.00	515.00	395.82	-	-	-	-	-	-	-	2,901.38
5845-00 Crime Watch Committee	-	4.11	575.24	37.67	216.21	-	-	-	-	-	-	-	833.23
5865-00 Welcome Committee	-	-	172.12	-	-	-	-	-	-	-	-	-	172.12
<b>Total Committees</b>	<b>3,075.01</b>	<b>1,832.77</b>	<b>8,072.17</b>	<b>17,332.63</b>	<b>4,245.73</b>	-	-	-	-	-	-	-	<b>34,558.31</b>
<b>Entry Maintenance</b>													
6010-01 Entry Gate Maintenance - FC	501.20	297.69	476.30	1,104.15	297.69	-	-	-	-	-	-	-	2,677.03
6010-02 Entry Gate Maintenance - SC	898.48	297.69	403.78	297.37	297.69	-	-	-	-	-	-	-	2,195.01
<b>Total Entry Maintenance</b>	<b>1,399.68</b>	<b>595.38</b>	<b>880.08</b>	<b>1,401.52</b>	<b>595.38</b>	-	-	-	-	-	-	-	<b>4,872.04</b>
<b>Pool</b>													
6125-00 Pool Maint/ Repair	8,319.01	328.50	22,401.13	21,343.15	4,751.68	-	-	-	-	-	-	-	57,143.47
6130-00 Extra Lifeguards	-	1,286.00	-	-	-	-	-	-	-	-	-	-	1,286.00
6135-00 Pool Management	3,328.69	3,328.69	3,803.69	8,678.69	23,753.69	-	-	-	-	-	-	-	42,893.45
<b>Total Pool</b>	<b>11,647.70</b>	<b>4,943.19</b>	<b>26,204.82</b>	<b>30,021.84</b>	<b>28,505.37</b>	-	-	-	-	-	-	-	<b>101,322.92</b>
<b>Amenity Center</b>													
6225-00 Amenity Access Repairs	194.85	-	-	-	-	-	-	-	-	-	-	-	194.85
6230-00 Clubhouse Supplies	356.98	186.12	2,386.56	410.47	510.65	-	-	-	-	-	-	-	3,850.78
6235-00 Fitness Center Expense	572.38	419.95	777.51	5,035.34	361.94	-	-	-	-	-	-	-	7,167.12
6241-00 Key Fob Expense-FC	-	640.00	-	-	-	-	-	-	-	-	-	-	640.00
6250-00 Playground Repair & Maintenance	-	-	-	16,237.51	-	-	-	-	-	-	-	-	16,237.51
6255-00 Tennis Court Repair & Maintenance	-	341.28	-	2,746.31	92.00	-	-	-	-	-	-	-	3,179.59
<b>Total Amenity Center</b>	<b>1,124.21</b>	<b>1,587.35</b>	<b>3,164.07</b>	<b>24,429.63</b>	<b>964.59</b>	-	-	-	-	-	-	-	<b>31,269.85</b>
<b>Other Expense</b>													
6310-00 Capital Improvements	-	-	379,103.44	-	-	-	-	-	-	-	-	-	379,103.44
<b>Total Other Expense</b>	-	-	<b>379,103.44</b>	-	-	-	-	-	-	-	-	-	<b>379,103.44</b>
<b>Total OPERATING EXPENSE</b>	<b>230,258.39</b>	<b>232,202.45</b>	<b>647,069.79</b>	<b>389,662.44</b>	<b>297,551.25</b>	-	-	-	-	-	-	-	<b>1,796,744.32</b>
<b>Net Income:</b>	<b>81,038.81</b>	<b>94,731.25</b>	<b>(327,532.68)</b>	<b>(75,844.83)</b>	<b>21,466.21</b>	-	-	-	-	-	-	-	<b>(206,141.24)</b>



**Income Statement Summary - Reserve**  
 Fall Creek Homeowners Association, Inc.  
 Fiscal Period: May 2024

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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	\$133.85	\$125.92	\$136.49	\$132.16	\$136.60	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$665.02
4050-95 Interest Income - Reserve SC	101.96	95.41	102.03	98.85	102.25	-	-	-	-	-	-	-	500.50
4050-99 Interest Income - Reserve	5,075.65	4,764.68	5,170.16	5,393.59	5,594.06	-	-	-	-	-	-	-	25,998.14
<b>Total Income</b>	<b>5,311.46</b>	<b>4,986.01</b>	<b>5,408.68</b>	<b>5,624.60</b>	<b>5,832.91</b>	-	-	-	-	-	-	-	<b>27,163.66</b>
<b>Total RESERVE INCOME</b>	<b>5,311.46</b>	<b>4,986.01</b>	<b>5,408.68</b>	<b>5,624.60</b>	<b>5,832.91</b>	-	-	-	-	-	-	-	<b>27,163.66</b>
<b>Net Reserve:</b>	<b>5,311.46</b>	<b>4,986.01</b>	<b>5,408.68</b>	<b>5,624.60</b>	<b>5,832.91</b>	-	-	-	-	-	-	-	<b>27,163.66</b>