



Annual Budget Summary - Operating

Fall Creek Homeowners Association, Inc.

2026

Date: 10/9/2025

Time: 11:16 am

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Account	Total
INCOME	
Income	
4110 Maintenance Assessment	3,146,360.00
4111 Fairway Crossing Assessment	94,500.00
4111 Serrano Creek Assessment	89,472.00
4117 Fall Creek Commercial/Comm Services - Shared	244,000.00
4220 DRV Compliance	23,000.00
4230 Gate Entry Access Income - FC	400.00
4230 Gate Entry Access Income - SC	250.00
4236 Clubhouse Rental and Cleaning	14,000.00
4240 Security Reimbursement - WCID 96	284,196.00
4265 Tennis Income	19,000.00
Total Income	\$3,915,178.00
Total OPERATING INCOME	\$3,915,178.00
EXPENSES	
General Maintenance	
5110 General Maint./Repairs	95,000.00
5110 General Maint./Repairs - FC	9,000.00
5110 General Maint./Repairs - SC	7,500.00
5111 Lighting Repair & Maintenance	40,000.00
5140 Landscape Maintenance Contract	1,075,000.00
5145 Landscape Extras & Improvement	125,000.00
5145 Landscape Extras & Improvement - FC	15,000.00
5145 Landscape Extras & Improvement - SC	6,500.00
5150 Irrigation Maint/ Repairs	41,000.00
5151 Irrigation Maint/ Repairs - SC	3,500.00
5152 Irrigation Maint/ Repairs - FC	3,500.00
5155 Fence Maintenance & Repair	60,000.00
5156 Fence Maintenance/Repair- FC	2,000.00
5157 Fence Maintenance/Repairs- SC	2,000.00
5160 Cleaning Services	25,000.00
5180 Pest Control	12,000.00
Total General Maintenance	\$1,522,000.00
Utilities	
5220 Water / Sewer	240,000.00
5230 Streetlight Electric	225,000.00
5240 Telephone	12,000.00
5250 Gas Service	5,200.00
5260 Cable TV	1,500.00
5270 Trash Collection	4,900.00
Total Utilities	\$488,600.00
Administrative	
5310 General Administrative	65,000.00
5311 Meeting Expense	5,500.00
5325 Storage Fees	5,000.00
5335 Internet/Web Services	37,000.00
5335 Internet/Web Services - FC	7,500.00
5335 Internet/Web Services - SC	5,800.00
5370 Licenses/Fees/Permits	750.00
5380 Other Community Services	18,000.00
Total Administrative	\$144,550.00
Professional Services	



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5410 Management Fee	\$200,000.00
5420 Audit	6,300.00
5430 Legal	11,000.00
5450 Event Coordinator	27,850.00
Total Professional Services	\$245,150.00
Insurance & Taxes	
5540 Insurance Expense	180,000.00
5550 Taxes	25,000.00
Total Insurance & Taxes	\$205,000.00
Lake Maintenance	
5620 Lake Maintenance	24,500.00
5620 Lake Maintenance - FC	16,000.00
5620 Lake Maintenance - SC	13,500.00
Total Lake Maintenance	\$54,000.00
Security Expense	
5750 Patrol Services	568,392.00
5760 Alarm Monitoring	620.00
5770 False Alarms	1,000.00
Total Security Expense	\$570,012.00
Social	
5810 Community Events	68,000.00
5815 Tennis Coach Payments	18,000.00
5820 YOS & Holiday Decor	60,400.00
5865 Welcome Packets	1,300.00
Total Social	\$147,700.00
Entry Maintenance	
6010 Entry Gate Maintenance - FC	16,000.00
6010 Entry Gate Maintenance - SC	11,000.00
6020 Street Cleaning- FC	1,200.00
6030 Street Cleaning- SC	1,200.00
6050 Private Street Maintenance - FC	1,000.00
6050 Private Street Maintenance - SC	1,000.00
Total Entry Maintenance	\$31,400.00
Pool	
6125 Pool Maint/ Repair	55,000.00
6130 Extra Lifeguards	1,000.00
6135 Pool Management	231,849.00
Total Pool	\$287,849.00
Amenity Center	
6225 Amenity Access Repairs	1,000.00
6230 Clubhouse Supplies	8,000.00
6235 Fitness Center Expense	11,000.00
6241 Key Fob Expense- FC	400.00
6242 Key Fob Expense- SC	500.00
6250 Playground Repair & Maintenance	14,500.00
6255 Tennis Court Repair & Maintenance	12,600.00
Total Amenity Center	\$48,000.00
Other Expense	
6300 Transfer to Reserve	110,395.00
6300 Transfer to Reserve - FC	23,300.00
6300 Transfer to Reserve - SC	37,222.00
Total Other Expense	\$170,917.00