



Annual Budget Summary - Operating

Fall Creek Homeowners Association, Inc.

2022

Date: 2/2/2026

Time: 5:36 pm

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Account	Total
INCOME	
Income	
4110 Maintenance Assessment	2,880,870.00
4111 Fairway Crossing Assessment	93,800.00
4111 Serrano Creek Assessment	67,712.00
4117 Fall Creek Commercial/Comm Services - Shared	295,000.00
4236 Clubhouse Rental and Cleaning	10,000.00
4251 Allowance for Delinquent Assessments 5%	62,700.00
4265 Tennis Income	10,000.00
Total Income	\$3,420,082.00
Total OPERATING INCOME	\$3,420,082.00
EXPENSES	
General Maintenance	
5110 General Maint./Repairs	85,000.00
5110 General Maint./Repairs - FC	5,000.00
5110 General Maint./Repairs - SC	4,000.00
5111 Lighting Repair & Maintenance	40,000.00
5140 Landscape Maintenance Contract	999,196.58
5145 Landscape Extras & Improvement	250,000.00
5145 Landscape Extras & Improvement - FC	10,000.00
5145 Landscape Extras & Improvement - SC	6,500.00
5150 Irrigation Maint/ Repairs	55,000.00
5151 Irrigation Maint/ Repairs - SC	5,000.00
5152 Irrigation Maint/ Repairs - FC	5,000.00
5155 Fence Maintenance & Repair	50,000.00
5156 Fence Maintenance/Repair- FC	10,000.00
5157 Fence Maintenance/Repairs- SC	2,000.00
5160 Cleaning Services	25,000.00
5180 Pest Control	7,000.00
Total General Maintenance	\$1,558,696.58
Utilities	
5220 Water / Sewer	220,000.00
5230 Streetlight Electric	220,000.00
5240 Telephone	8,000.00
5240 Telephone - FC	4,000.00
5240 Telephone - SC	4,000.00
5250 Gas Service	4,500.00
5260 Cable TV	1,400.00
5270 Trash Collection	4,900.00
Total Utilities	\$466,800.00
Administrative	
5310 General Administrative	50,000.00
5311 Meeting Expense	4,600.00
5325 Storage Fees	3,000.00
5335 Internet/Web Services	37,000.00
5380 Other Community Services	17,000.00
Total Administrative	\$111,600.00
Professional Services	
5410 Management Fee	173,000.00
5420 Audit	7,500.00
5425 Tax Preparation	500.00
5430 Legal	50,000.00



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5450 Event Coordinator	\$25,500.00
Total Professional Services	\$256,500.00
Insurance & Taxes	
5540 Insurance Expense	93,000.00
5550 Taxes	5,000.00
Total Insurance & Taxes	\$98,000.00
Lake Maintenance	
5620 Lake Maintenance	24,500.00
5620 Lake Maintenance - FC	15,500.00
5620 Lake Maintenance - SC	15,500.00
Total Lake Maintenance	\$55,500.00
Security Expense	
5750 Patrol Services	520,569.00
5760 Alarm Monitoring	550.00
5770 False Alarms	1,500.00
Total Security Expense	\$522,619.00
Social	
5810 Community Events	50,000.00
5815 Tennis Coach Payments	10,000.00
5820 YOS & Holiday Decor	56,000.00
5845 Crime Watch Committee	10,000.00
5855 Marketing Committee	10,000.00
5865 Welcome Packets	1,250.00
Total Social	\$137,250.00
Entry Maintenance	
6010 Entry Gate Maintenance - FC	16,000.00
6010 Entry Gate Maintenance - SC	10,000.00
6020 Street Cleaning- FC	1,500.00
6030 Street Cleaning- SC	1,200.00
6050 Private Street Maintenance - FC	1,200.00
6050 Private Street Maintenance - SC	1,000.00
Total Entry Maintenance	\$30,900.00
Pool	
6125 Pool Maint/ Repair	50,000.00
6135 Pool Management	170,000.00
Total Pool	\$220,000.00
Amenity Center	
6220 Electrical Repairs - Amenity Center	1,000.00
6225 Amenity Access Repairs	1,000.00
6230 Clubhouse Supplies	10,000.00
6235 Fitness Center Expense	20,000.00
6241 Key Fob Expense- FC	1,000.00
6242 Key Fob Expense- SC	12,000.00
6250 Playground Repair & Maintenance	10,000.00
6255 Tennis Court Repair & Maintenance	15,000.00
Total Amenity Center	\$70,000.00
Other Expense	
6300 Transfer to Reserve	219,000.00
6300 Transfer to Reserve - FC	17,000.00
6300 Transfer to Reserve - SC	17,312.00
Total Other Expense	\$253,312.00
Total OPERATING EXPENSE	\$3,781,177.58



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Account	Total
Net - Operating Totals	(\$361,095.58)



Annual Budget Summary - Reserve

Fall Creek Homeowners Association, Inc.

2022

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Account	Total
INCOME	
Total RESERVE INCOME	<u>\$0.00</u>
EXPENSES	
Total RESERVE EXPENSE	<u>\$0.00</u>
Net - Reserve Totals	\$0.00