SPECTRUM association management

Balance Sheet

Fall Creek Homeowners Association, Inc.

End Date: 12/31/2025

Date: 1/30/2026
Time: 4:07 pm

	Operating	Reserve	Total
Assets			
Current Assets			
Huntington Op. ICS Holding 3607	$1.00	$0.00	$1.00
Huntington Bank Operating	$449,475.32	$0.00	$449,475.32
Huntington Operating ICS	$933,057.42	$0.00	$933,057.42
Huntington Rsv. ICS Holding 8928	$0.00	$1.00	$1.00
Huntington Reserve ICS	$0.00	$1,486,965.90	$1,486,965.90
Huntington Bank Operating Fairway Crossing	$1,581.47	$0.00	$1,581.47
Huntington Bank Operating Serrano Creek	$40,799.49	$0.00	$40,799.49
Huntington Operating Social Committee Debit Card	$6,706.84	$0.00	$6,706.84
Huntington Bank Operating Tennis Team	$5,191.49	$0.00	$5,191.49
Huntington Bank Operating Law Enforcement	$47,234.64	$0.00	$47,234.64
WAB CDAR 7137 26 Week 3.82606% 03/26/2026	$0.00	$1,170,635.53	$1,170,635.53
Western Alliance Fairway Crossing Operating	$53,905.70	$0.00	$53,905.70
WAB ICS Fairway Crossing Operating *2879	$59,156.86	$0.00	$59,156.86
Western Alliance Serrano Creek Operating	$126,380.04	$0.00	$126,380.04
Western Alliance Capital Reserve *6152	$0.00	$74.01	$74.01
Western Alliance Fairway Crossing Reserve *7857	$0.00	$50.38	$50.38
Western Alliance Serrano Creek Reserve *3693	$0.00	$66.25	$66.25
WAB ICS Capital Reserve *443	$0.00	$392,692.77	$392,692.77
WAB ICS Fairway Crossing Reserve *391	$0.00	$387,120.09	$387,120.09
WAB ICS Serrano Creek Reserve *247	$0.00	$337,051.14	$337,051.14
Total: Current Assets	**$1,723,490.27**	**$3,774,657.07**	**$5,498,147.34**
Accounts Receivable			
Accounts Receivable	$431,468.40	$0.00	$431,468.40
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	$384,244.38	$0.00	$384,244.38
Due from FC Operating	$0.00	($3,611.66)	($3,611.66)
Due from SC Reserve to Operating	$21,131.05	$0.00	$21,131.05
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
Total: Accounts Receivable	**$989,401.89**	**$7,349.25**	**$996,751.14**
Other Assets			
Prepaid Insurances	$26,134.26	$0.00	$26,134.26
Advance Payments	$5,625.00	$0.00	$5,625.00
Total: Other Assets	**$31,759.26**	**$0.00**	**$31,759.26**
Total: Assets	**$2,744,651.42**	**$3,782,006.32**	**$6,526,657.74**
Liabilities & Equity			
Current Liabilities			
Accounts Payable	$17,557.83	$0.00	$17,557.83
Accrued Expenses	$194.00	$0.00	$194.00
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	$405,375.43	$405,375.43
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
Fall Creek CSO - Enhancement Fee	$154,544.31	$0.00	$154,544.31
Clubhouse Rental Deposits	($2,375.00)	$0.00	($2,375.00)
Deposits - ARC	$76,357.92	$0.00	$76,357.92
Prepaid Assessments	$1,159,774.28	$0.00	$1,159,774.28
A/P Spectrum Deferred Fees	$38,991.14	$0.00	$38,991.14
Fed Income Tax Payable	$919.00	$0.00	$919.00

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	Operating	Reserve	Total
Total: Current Liabilities	**$1,544,099.14**	**$405,375.43**	**$1,949,474.57**
Equity			
Retained Earnings - Operating Fund	$1,152,815.81	$0.00	$1,152,815.81
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	$2,218,544.95	$2,218,544.95
Total: Equity	**$1,276,431.01**	**$2,865,421.13**	**$4,141,852.14**
Total Net Income Gain / Loss	**($75,878.73)**	**$511,209.76**	**$435,331.03**
Total: Liabilities & Equity	**$2,744,651.42**	**$3,782,006.32**	**$6,526,657.74**

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SPECTRUM association management

Income Statement

Fall Creek Homeowners Association, Inc.

12/31/2025

Date: 1/30/2026
Time: 4:07 pm
Page: 1

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
Income							
4050 Interest Income - Operating	$ -	$ -	$ -	$ 16,215.37	$ -	$ 16,215.37	$ -
4050 Interest Income - Operating FC	12.85	-	12.85	156.21	-	156.21	-
4050 Interest Income - Operating SC	40.03	-	40.03	578.10	-	578.10	-
4110 Maintenance Assessment	260,598.37	262,097.50	(1,499.13)	3,144,220.00	3,145,170.00	(950.00)	3,145,170.00
4111 Fairway Crossing Assessment	7,875.00	7,875.00	-	93,800.00	94,500.00	(700.00)	94,500.00
4111 Serrano Creek Assessment	7,456.00	7,456.00	-	89,472.00	89,472.00	-	89,472.00
4117 Fall Creek Commercial/Comm Services - Shared	122,000.00	20,333.37	101,666.63	364,000.00	244,000.00	120,000.00	244,000.00
4210 Late Fee Income	3,927.44	-	3,927.44	82,347.52	-	82,347.52	-
4220 DRV Compliance	1,350.00	-	1,350.00	15,700.00	-	15,700.00	-
4230 Gate Entry Access Income - FC	-	-	-	950.00	-	950.00	-
4230 Gate Entry Access Income - SC	-	-	-	180.92	-	180.92	-
4235 Amenity Access Income	75.00	-	75.00	2,175.00	-	2,175.00	-
4236 Clubhouse Rental and Cleaning	1,204.37	833.37	371.00	13,109.37	10,000.00	3,109.37	10,000.00
4237 Clubhouse Rental	500.00	-	500.00	(425.00)	-	(425.00)	-
4240 Security Reimbursement - WCID 96	21,717.50	22,151.87	(434.37)	266,000.00	265,822.00	178.00	265,822.00
4265 Tennis Income	1,915.13	1,291.63	623.50	18,103.47	15,500.00	2,603.47	15,500.00
4400 Misc. Income	-	-	-	350,000.00	-	350,000.00	-
Total Income	$ 428,671.69	$ 322,038.74	$ 106,632.95	$4,456,582.96	$3,864,464.00	$592,118.96	$3,864,464.00
Total OPERATING INCOME	**$ 428,671.69**	**$ 322,038.74**	**$ 106,632.95**	**$4,456,582.96**	**$3,864,464.00**	**$592,118.96**	**$3,864,464.00**
OPERATING EXPENSE							
General Maintenance							
5110 General Maint./Repairs	4,115.65	8,333.37	4,217.72	101,616.66	100,000.00	(1,616.66)	100,000.00
5110 General Maint./Repairs - FC	-	666.63	666.63	8,984.24	8,000.00	(984.24)	8,000.00
5110 General Maint./Repairs - SC	189.44	583.37	393.93	3,015.27	7,000.00	3,984.73	7,000.00
5111 Lighting Repair & Maintenance	1,789.39	3,333.37	1,543.98	21,939.39	40,000.00	18,060.61	40,000.00
5140 Landscape Maintenance Contract	87,054.29	83,333.37	(3,720.92)	1,033,485.66	1,000,000.00	(33,485.66)	1,000,000.00
5145 Landscape Extras & Improvement	-	10,416.63	10,416.63	143,551.27	125,000.00	(18,551.27)	125,000.00
5145 Landscape Extras & Improvement - FC	2,487.59	1,250.00	(1,237.59)	9,343.92	15,000.00	5,656.08	15,000.00
5145 Landscape Extras & Improvement - SC	-	541.63	541.63	6,838.16	6,500.00	(338.16)	6,500.00
5150 Irrigation Maint/ Repairs	521.09	3,416.63	2,895.54	36,395.74	41,000.00	4,604.26	41,000.00
5151 Irrigation Maint/ Repairs - SC	541.49	416.63	(124.86)	1,434.98	5,000.00	3,565.02	5,000.00
5152 Irrigation Maint/ Repairs - FC	-	416.63	416.63	734.36	5,000.00	4,265.64	5,000.00
5155 Fence Maintenance & Repair	20,221.86	5,000.00	(15,221.86)	41,654.76	60,000.00	18,345.24	60,000.00
5156 Fence Maintenance/Repair- FC	-	416.63	416.63	-	5,000.00	5,000.00	5,000.00
5157 Fence Maintenance/Repairs- SC	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
5160 Cleaning Services	1,940.35	2,083.37	143.02	23,881.71	25,000.00	1,118.29	25,000.00
5180 Pest Control	-	950.00	950.00	13,676.48	11,400.00	(2,276.48)	11,400.00
Total General Maintenance	$ 118,861.15	$ 121,324.89	$ 2,463.74	$1,446,552.60	$1,455,900.00	$9,347.40	$1,455,900.00
Utilities							
5220 Water / Sewer	5,904.21	20,000.00	14,095.79	275,373.14	240,000.00	(35,373.14)	240,000.00
5230 Streetlight Electric	25,624.04	18,750.00	(6,874.04)	283,841.96	225,000.00	(58,841.96)	225,000.00
5240 Telephone	2,553.89	1,000.00	(1,553.89)	20,689.62	12,000.00	(8,689.62)	12,000.00
5240 Telephone - FC	(187.31)	333.37	520.68	1,988.46	4,000.00	2,011.54	4,000.00
5240 Telephone - SC	(187.31)	291.63	478.94	1,840.62	3,500.00	1,659.38	3,500.00
5250 Gas Service	81.00	541.63	460.63	1,176.50	6,500.00	5,323.50	6,500.00
5260 Cable TV	206.99	125.00	(81.99)	1,462.08	1,500.00	37.92	1,500.00
5270 Trash Collection	387.48	408.37	20.89	5,071.20	4,900.00	(171.20)	4,900.00
Total Utilities	$ 34,382.99	$ 41,450.00	$ 7,067.01	$591,443.58	$497,400.00	($94,043.58)	$497,400.00
Administrative							
5310 General Administrative	1,885.14	5,416.63	3,531.49	59,394.79	65,000.00	5,605.21	65,000.00
5311 Meeting Expense	1,443.37	458.37	(985.00)	4,487.94	5,500.00	1,012.06	5,500.00
5325 Storage Fees	414.00	408.37	(5.63)	5,775.30	4,900.00	(875.30)	4,900.00
5335 Internet/Web Services	4,940.59	3,083.37	(1,857.22)	41,892.11	37,000.00	(4,892.11)	37,000.00
5335 Internet/Web Services - FC	61.70	360.00	298.30	1,590.68	4,320.00	2,729.32	4,320.00
5335 Internet/Web Services - SC	224.38	275.00	50.62	2,281.83	3,300.00	1,018.17	3,300.00
5370 Licenses/Fees/Permits	-	5.00	5.00	10.00	60.00	50.00	60.00
5380 Other Community Services	-	1,500.00	1,500.00	13,365.34	18,000.00	4,634.66	18,000.00

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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
5580 Bad Debts	$-	$-	$-	$23,629.51	$-	($23,629.51)	$-
Total Administrative	$8,969.18	$11,506.74	$2,537.56	$152,427.50	$138,080.00	($14,347.50)	$138,080.00
Professional Services							
5410 Management Fee	16,879.12	16,666.63	(212.49)	195,742.25	200,000.00	4,257.75	200,000.00
5420 Audit	-	545.87	545.87	6,300.00	6,550.00	250.00	6,550.00
5430 Legal	80.00	916.63	836.63	10,943.62	11,000.00	56.38	11,000.00
5450 Event Coordinator	2,275.00	2,281.45	6.45	22,750.00	27,377.40	4,627.40	27,377.40
Total Professional Services	$19,234.12	$20,410.58	$1,176.46	$235,735.87	$244,927.40	$9,191.53	$244,927.40
Insurance & Taxes							
5540 Insurance Expense	13,067.10	15,000.00	1,932.90	155,739.91	180,000.00	24,260.09	180,000.00
5550 Taxes	149.32	291.63	142.31	24,452.20	3,500.00	(20,952.20)	3,500.00
Total Insurance & Taxes	$13,216.42	$15,291.63	$2,075.21	$180,192.11	$183,500.00	$3,307.89	$183,500.00
Lake Maintenance							
5620 Lake Maintenance	1,240.00	2,041.63	801.63	25,290.18	24,500.00	(790.18)	24,500.00
5620 Lake Maintenance - FC	930.00	1,291.63	361.63	19,036.18	15,500.00	(3,536.18)	15,500.00
5620 Lake Maintenance - SC	620.00	1,291.63	671.63	12,316.57	15,500.00	3,183.43	15,500.00
Total Lake Maintenance	$2,790.00	$4,624.89	$1,834.89	$56,642.93	$55,500.00	($1,142.93)	$55,500.00
Security Expense							
5750 Patrol Services	43,555.00	44,303.63	748.63	612,160.00	531,644.00	(80,516.00)	531,644.00
5760 Alarm Monitoring	-	45.38	45.38	617.94	545.00	(72.94)	545.00
5770 False Alarms	150.00	125.00	(25.00)	225.00	1,500.00	1,275.00	1,500.00
Total Security Expense	$43,705.00	$44,474.01	$769.01	$613,002.94	$533,689.00	($79,313.94)	$533,689.00
Social							
5810 Community Events	3,981.11	5,666.63	1,685.52	80,624.79	68,000.00	(12,624.79)	68,000.00
5815 Tennis Coach Payments	-	1,300.00	1,300.00	17,200.25	15,600.00	(1,600.25)	15,600.00
5820 YOS & Holiday Decor	819.45	5,033.37	4,213.92	61,943.09	60,400.00	(1,543.09)	60,400.00
5830 Parks and Trails	-	-	-	411.08	-	(411.08)	-
5865 Welcome Packets	-	108.37	108.37	373.90	1,300.00	926.10	1,300.00
Total Social	$4,800.56	$12,108.37	$7,307.81	$160,553.11	$145,300.00	($15,253.11)	$145,300.00
Entry Maintenance							
6010 Entry Gate Maintenance - FC	702.97	1,250.00	547.03	23,955.16	15,000.00	(8,955.16)	15,000.00
6010 Entry Gate Maintenance - SC	654.91	833.37	178.46	8,236.55	10,000.00	1,763.45	10,000.00
6020 Street Cleaning- FC	-	100.00	100.00	-	1,200.00	1,200.00	1,200.00
6030 Street Cleaning- SC	-	100.00	100.00	-	1,200.00	1,200.00	1,200.00
6050 Private Street Maintenance - FC	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
6050 Private Street Maintenance - SC	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
Total Entry Maintenance	$1,357.88	$2,450.11	$1,092.23	$32,191.71	$29,400.00	($2,791.71)	$29,400.00
Pool							
6125 Pool Maint/ Repair	9,308.72	4,166.63	(5,142.09)	64,158.48	50,000.00	(14,158.48)	50,000.00
6130 Extra Lifeguards	-	83.37	83.37	925.00	1,000.00	75.00	1,000.00
6135 Pool Management	3,436.94	18,400.68	14,963.74	231,118.28	220,808.16	(10,310.12)	220,808.16
Total Pool	$12,745.66	$22,650.68	$9,905.02	$296,201.76	$271,808.16	($24,393.60)	$271,808.16
Amenity Center							
6220 Electrical Repairs - Amenity Center	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
6225 Amenity Access Repairs	-	83.37	83.37	621.31	1,000.00	378.69	1,000.00
6230 Clubhouse Supplies	253.35	666.63	413.28	4,536.39	8,000.00	3,463.61	8,000.00
6235 Fitness Center Expense	2,905.01	666.63	(2,238.38)	12,153.46	8,000.00	(4,153.46)	8,000.00
6241 Key Fob Expense- FC	-	66.63	66.63	1,046.70	800.00	(246.70)	800.00
6242 Key Fob Expense- SC	-	66.63	66.63	-	800.00	800.00	800.00
6250 Playground Repair & Maintenance	-	1,000.00	1,000.00	16,199.62	12,000.00	(4,199.62)	12,000.00
6255 Tennis Court Repair & Maintenance	-	966.63	966.63	1,904.22	11,600.00	9,695.78	11,600.00
Total Amenity Center	$3,158.36	$3,599.89	$441.53	$36,461.70	$43,200.00	$6,738.30	$43,200.00
Other Expense							
6300 Transfer to Reserve	212,407.00	17,700.62	(194,706.38)	562,407.00	212,407.44	(349,999.56)	212,407.44
6300 Transfer to Reserve - FC	45,000.00	1,640.00	(43,360.00)	45,000.00	19,680.00	(25,320.00)	19,680.00
6300 Transfer to Reserve - SC	33,672.00	2,806.00	(30,866.00)	33,672.00	33,672.00	-	33,672.00
6310 Capital Improvements	1,166.99	-	(1,166.99)	89,976.88	-	(89,976.88)	-
Total Other Expense	$292,245.99	$22,146.62	($270,099.37)	$731,055.88	$265,759.44	($465,296.44)	$265,759.44
Total OPERATING EXPENSE	**$555,467.31**	**$322,038.41**	**($233,428.90)**	**$4,532,461.69**	**$3,864,464.00**	**($667,997.69)**	**$3,864,464.00**

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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Net Income:	**($126,795.62)**	**$0.33**	**($126,795.95)**	**($75,878.73)**	**$0.00**	**($75,878.73)**	**$0.00**

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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE INCOME							
Income							
4050 Interest Income - Reserve FC	$144.38	$-	$144.38	$1,554.84	$-	$1,554.84	$-
4050 Interest Income - Reserve SC	126.12	-	126.12	1,371.76	-	1,371.76	-
4050 Interest Income - Reserve	3,947.66	-	3,947.66	60,909.19	-	60,909.19	-
Total Income	$4,218.16	$-	$4,218.16	$63,835.79	$-	$63,835.79	$-
Income							
4236 Contribution to Reserves - FC	45,000.00	-	45,000.00	45,000.00	-	45,000.00	-
4236 Contribution to Reserves - SC	33,672.00	-	33,672.00	33,672.00	-	33,672.00	-
4236 Contribution To Reserves	212,407.00	-	212,407.00	562,407.00	-	562,407.00	-
Total Income	$291,079.00	$-	$291,079.00	$641,079.00	$-	$641,079.00	$-
Total RESERVE INCOME	**$295,297.16**	**$-**	**$295,297.16**	**$704,914.79**	**$-**	**$704,914.79**	**$-**
RESERVE EXPENSE							
Reserve Expenses							
6501 Reserve Expenses	-	-	-	193,705.03	-	(193,705.03)	-
Total Reserve Expenses	$-	$-	$-	$193,705.03	$-	($193,705.03)	$-
Total RESERVE EXPENSE	**$0.00**	**$-**	**$-**	**$193,705.03**	**$-**	**($193,705.03)**	**$-**
Net Reserve:	**$295,297.16**	**$0.00**	**$295,297.16**	**$511,209.76**	**$0.00**	**$511,209.76**	**$0.00**

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SPECTRUM association management

Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: December 2025

Date: 1/30/2026
Time: 4:08 pm
Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income													
4050-00 Interest Income - Operating	$ 1,560.52	$ 2,171.09	$ 2,138.60	$ 1,896.64	$ 1,728.23	$ 1,562.47	$ 1,484.34	$ 1,317.67	$ 991.32	$ 786.93	$ 577.56	$ -	$ 16,215.37
4050-01 Interest Income - Operating FC	0.84	6.86	18.15	15.52	15.83	15.32	15.77	15.25	13.82	13.39	12.61	12.85	156.21
4050-02 Interest Income - Operating SC	51.15	46.14	50.77	48.45	49.97	48.28	49.91	49.32	47.51	49.07	47.50	40.03	578.10
4110-00 Maintenance Assessment	262,018.33	262,018.33	262,018.33	262,018.33	262,018.33	262,018.33	262,018.33	262,018.33	263,438.33	262,018.33	262,018.33	260,598.37	3,144,220.00
4111-01 Fairway Crossing Assessment	7,875.00	7,875.00	7,875.00	7,875.00	7,875.00	7,875.00	7,875.00	7,875.00	7,875.00	7,875.00	7,175.00	7,875.00	93,800.00
4111-02 Serrano Creek Assessment	7,456.00	7,456.00	7,456.00	7,456.00	7,456.00	7,456.00	7,456.00	7,456.00	7,456.00	7,456.00	7,456.00	7,456.00	89,472.00
4117-00 Fall Creek Commercial/Comm Services - Shared	-	122,000.00	-	-	-	120,000.00	-	-	-	-	-	122,000.00	364,000.00
4135-00 Capital Improvement Fee	-	-	-	-	-	-	-	1,375.00	(1,375.00)	-	-	-	-
4210-00 Late Fee Income	1,216.51	20,188.66	13,720.84	8,874.49	7,130.49	6,127.17	4,401.50	4,524.65	4,418.06	4,029.64	3,788.07	3,927.44	82,347.52
4220-00 DRV Compliance	575.00	550.00	1,850.00	600.00	900.00	775.00	1,750.00	2,050.00	1,550.00	2,150.00	1,600.00	1,350.00	15,700.00
4230-01 Gate Entry Access Income - FC	-	50.00	-	50.00	250.00	-	150.00	150.00	50.00	250.00	-	-	950.00
4230-02 Gate Entry Access Income - SC	-	-	-	-	-	-	200.00	-	50.00	50.00	(119.08)	-	180.92
4235-00 Amenity Access Income	150.00	175.00	150.00	25.00	400.00	225.00	475.00	150.00	225.00	100.00	25.00	75.00	2,175.00
4236-00 Clubhouse Rental and Cleaning	2,675.00	600.00	525.00	-	1,355.00	475.00	1,900.00	2,325.00	1,000.00	100.00	950.00	1,204.37	13,109.37
4237-00 Clubhouse Rental	575.00	-	-	-	(1,500.00)	(500.00)	500.00	1,000.00	500.00	(2,000.00)	500.00	500.00	(425.00)
4240-00 Security Reimbursement - WCID 96	20,370.00	20,370.00	29,802.50	21,717.50	21,717.50	21,717.50	21,717.50	21,717.50	21,717.50	21,717.50	21,717.50	21,717.50	266,000.00
4265-00 Tennis Income	1,299.35	821.24	327.22	3,568.56	2,443.58	2,976.88	1,476.19	39.73	2,280.89	448.67	506.03	1,915.13	18,103.47
4400-00 Misc. Income	350,000.00	-	-	-	-	-	-	-	-	-	-	-	350,000.00
Total Income	**655,822.70**	**444,328.32**	**325,932.41**	**314,145.49**	**311,839.93**	**430,771.95**	**311,469.54**	**312,063.45**	**310,238.43**	**305,044.53**	**306,254.52**	**428,671.69**	**4,456,582.96**
Total OPERATING INCOME	**655,822.70**	**444,328.32**	**325,932.41**	**314,145.49**	**311,839.93**	**430,771.95**	**311,469.54**	**312,063.45**	**310,238.43**	**305,044.53**	**306,254.52**	**428,671.69**	**4,456,582.96**
OPERATING EXPENSE													

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
General Maintenance													
5110-00 General Maint./Repairs	$845.05	$734.51	$21,544.47	$554.25	$2,030.00	$3,078.93	$4,123.12	$5,643.31	$13,304.16	$24,625.01	$21,018.20	$4,115.65	$101,616.66
5110-01 General Maint./Repairs - FC	-	-	225.00	-	-	641.04	600.00	-	6,825.00	93.20	600.00	-	8,984.24
5110-02 General Maint./Repairs - SC	-	-	464.44	189.44	189.44	189.44	464.44	189.44	674.75	189.44	275.00	189.44	3,015.27
5111-00 Lighting Repair & Maintenance	-	2,750.00	4,100.00	1,625.00	3,350.00	-	8,325.00	-	-	-	-	1,789.39	21,939.39
5140-00 Landscape Maintenance Contract	83,266.38	83,266.38	85,436.79	87,404.29	94,436.79	85,436.79	85,436.79	85,436.79	85,436.79	85,436.79	85,436.79	87,054.29	1,033,485.66
5145-00 Landscape Extras & Improvement	12,096.94	15,062.99	12,546.18	15,653.69	19,071.64	6,706.09	16,932.49	12,004.93	20,784.01	12,692.31	-	-	143,551.27
5145-01 Landscape Extras & Improvement - FC	6,069.05	-	-	-	-	-	-	-	-	787.28	-	2,487.59	9,343.92
5145-02 Landscape Extras & Improvement - SC	-	-	613.78	-	-	-	3,561.43	2,662.95	-	-	-	-	6,838.16
5150-00 Irrigation Maint/ Repairs	-	-	1,877.01	11,957.25	1,635.76	2,467.87	2,679.17	3,070.61	2,781.21	2,179.87	7,225.90	521.09	36,395.74
5151-00 Irrigation Maint/ Repairs - SC	-	-	-	-	-	-	376.22	323.87	-	193.40	-	541.49	1,434.98
5152-00 Irrigation Maint/ Repairs - FC	-	-	-	-	-	-	734.36	-	-	-	-	-	734.36
5155-00 Fence Maintenance & Repair	-	656.91	-	-	-	3,639.34	2,255.33	2,980.00	-	-	11,901.32	20,221.86	41,654.76
5160-00 Cleaning Services	1,825.36	1,309.10	1,259.10	1,493.47	1,939.10	2,605.35	1,793.47	4,219.11	2,064.10	1,974.73	1,458.47	1,940.35	23,881.71
5180-00 Pest Control	945.67	-	-	-	-	4,140.60	1,380.20	1,721.19	1,039.21	1,380.20	3,069.41	-	13,676.48
Total General Maintenance	**105,048.45**	**103,779.89**	**128,066.77**	**118,877.39**	**122,652.73**	**108,905.45**	**128,662.02**	**118,252.20**	**132,909.23**	**129,552.23**	**130,985.09**	**118,861.15**	**1,446,552.60**
Utilities													
5220-00 Water / Sewer	22,891.45	4,560.94	7,866.31	24,999.21	53,723.57	4,018.17	22,675.28	27,540.56	32,334.36	29,991.22	38,867.86	5,904.21	275,373.14
5230-00 Streetlight Electric	21,656.87	21,767.32	21,818.89	21,672.78	21,645.24	44,361.91	389.43	22,744.86	46,862.89	2,007.00	33,290.73	25,624.04	283,841.96
5240-00 Telephone	1,519.30	1,861.95	2,538.62	1,625.91	3,151.74	2,650.24	(1,737.22)	2,031.22	2,009.37	1,769.32	715.28	2,553.89	20,689.62
5240-01 Telephone - FC	514.34	183.25	-	-	-	-	916.25	-	187.31	187.31	187.31	(187.31)	1,988.46
5240-02 Telephone - SC	-	183.25	-	-	-	-	1,282.75	-	187.31	187.31	187.31	(187.31)	1,840.62
5250-00 Gas Service	95.27	223.68	172.50	71.74	68.31	64.36	79.48	80.04	80.04	40.02	120.06	81.00	1,176.50
5260-00 Cable TV	118.28	118.28	118.28	118.28	118.28	118.28	118.28	118.28	91.82	128.32	88.71	206.99	1,462.08
5270-00 Trash Collection	770.26	383.08	385.28	384.92	383.81	383.81	447.39	386.21	386.92	386.21	385.83	387.48	5,071.20
Total Utilities	**47,565.77**	**29,281.75**	**32,899.88**	**48,872.84**	**79,090.95**	**51,596.77**	**24,171.64**	**52,901.17**	**82,140.02**	**34,696.71**	**73,843.09**	**34,382.99**	**591,443.58**

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SPECTRUM association management

Income Statement Summary - Operating

Fall Creek Homeowners Association, Inc.

Fiscal Period: December 2025

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Administrative													
5310-00 General Administrative	$1,902.14	$2,276.87	$8,426.15	$7,560.97	$2,545.43	$3,947.95	$3,614.47	$3,711.63	$6,786.80	$13,639.93	$3,097.31	$1,885.14	$59,394.79
5311-00 Meeting Expense	-	623.70	(146.24)	-	421.76	389.90	333.18	377.00	-	613.68	431.59	1,443.37	4,487.94
5325-00 Storage Fees	391.00	391.00	391.00	1,046.30	658.00	414.00	414.00	414.00	244.00	584.00	414.00	414.00	5,775.30
5335-00 Internet/Web Services	3,814.19	2,485.80	3,514.61	2,921.96	3,001.18	3,571.43	5,401.86	3,076.23	3,146.34	4,827.88	1,190.04	4,940.59	41,892.11
5335-01 Internet/Web Services - FC	128.32	118.28	118.28	118.28	128.32	128.32	273.26	-	169.94	179.98	166.00	61.70	1,590.68
5335-02 Internet/Web Services - SC	217.01	189.03	202.47	161.97	161.97	161.97	289.89	-	224.38	224.38	224.38	224.38	2,281.83
5370-00 Licenses/Fees/Permits	-	-	-	-	10.00	-	-	-	-	-	-	-	10.00
5380-00 Other Community Services	-	-	-	-	-	7,840.00	-	-	-	5,525.34	-	-	13,365.34
5580-00 Bad Debts	-	-	2,529.30	8,468.12	140.00	3,023.43	578.02	314.69	-	20.00	8,555.95	-	23,629.51
Total Administrative	**6,452.66**	**6,084.68**	**15,035.57**	**20,277.60**	**7,066.66**	**19,477.00**	**10,904.68**	**7,893.55**	**10,571.46**	**25,615.19**	**14,079.27**	**8,969.18**	**152,427.50**
Professional Services													
5410-00 Management Fee	18,108.43	18,108.43	15,558.42	14,899.66	16,347.42	15,798.42	15,798.42	16,874.42	13,985.97	16,861.42	16,522.12	16,879.12	195,742.25
5420-00 Audit	-	-	-	-	-	-	6,300.00	-	-	-	-	-	6,300.00
5430-00 Legal	2,458.50	1,626.62	213.00	371.00	480.00	2,038.00	132.50	1,221.00	1,280.00	645.50	397.50	80.00	10,943.62
5450-00 Event Coordinator	2,275.00	2,275.00	-	2,275.00	2,275.00	2,275.00	2,275.00	2,275.00	-	2,275.00	2,275.00	2,275.00	22,750.00
Total Professional	**22,841.93**	**22,010.05**	**15,771.42**	**17,545.66**	**19,102.42**	**20,111.42**	**24,505.92**	**20,370.42**	**15,265.97**	**19,781.92**	**19,194.62**	**19,234.12**	**235,735.87**
Services													
Insurance & Taxes													
5540-00 Insurance Expense	-	25,068.91	13,067.10	13,067.10	13,067.10	13,067.10	13,067.10	13,067.10	13,067.10	13,067.10	13,067.10	13,067.10	155,739.91
5550-00 Taxes	19.24	-	33.89	23,789.40	154.87	-	-	-	-	73.62	231.86	149.32	24,452.20
Total Insurance & Taxes	**19.24**	**25,068.91**	**13,100.99**	**36,856.50**	**13,221.97**	**13,067.10**	**13,067.10**	**13,067.10**	**13,067.10**	**13,140.72**	**13,298.96**	**13,216.42**	**180,192.11**
Lake Maintenance													
5620-00 Lake Maintenance	1,334.88	1,589.27	3,362.15	2,260.89	2,572.62	2,990.97	2,018.90	3,290.06	1,712.45	1,339.92	1,578.07	1,240.00	25,290.18
5620-01 Lake Maintenance - FC	977.31	1,448.74	2,640.00	2,460.58	1,671.96	1,376.62	2,008.85	1,871.68	1,552.29	930.00	1,168.15	930.00	19,036.18
5620-02 Lake Maintenance - SC	620.00	620.00	620.00	2,793.70	1,315.75	806.74	1,020.59	1,106.11	1,553.68	620.00	620.00	620.00	12,316.57
Total Lake Maintenance	**2,932.19**	**3,658.01**	**6,622.15**	**7,515.17**	**5,560.33**	**5,174.33**	**5,048.34**	**6,267.85**	**4,818.42**	**2,889.92**	**3,366.22**	**2,790.00**	**56,642.93**
Security Expense													
5750-00 Patrol Services	43,435.00	43,435.00	43,435.00	44,805.00	43,435.00	43,435.00	43,435.00	43,435.00	43,435.00	44,805.00	131,515.00	43,555.00	612,160.00
5760-00 Alarm Monitoring	-	-	-	-	-	-	99.00	-	-	-	518.94	-	617.94
5770-00 False Alarms	-	-	-	-	75.00	-	-	-	-	-	-	150.00	225.00
Total Security Expense	**43,435.00**	**43,435.00**	**43,435.00**	**44,805.00**	**43,510.00**	**43,435.00**	**43,534.00**	**43,435.00**	**43,435.00**	**44,805.00**	**132,033.94**	**43,705.00**	**613,002.94**
Social													
5810-00 Community Events	6,199.58	296.45	1,114.29	15,000.18	5,694.84	4,206.15	680.31	6,324.02	14,322.14	2,616.26	20,189.46	3,981.11	80,624.79
5815-00 Tennis Coach Payments	-	1,187.00	1,375.00	-	-	6,533.25	1,950.00	1,800.00	1,705.00	-	2,650.00	-	17,200.25
5820-00 YOS & Holiday Decor	-	-	411.23	-	-	400.00	29,793.83	-	2,588.76	27,529.82	400.00	819.45	61,943.09
5830-00 Parks and Trails	-	256.44	-	-	154.64	-	-	-	-	-	-	-	411.08
5865-00 Welcome Packets	-	373.90	-	-	-	-	-	-	-	-	-	-	373.90
Total Social	**6,199.58**	**2,113.79**	**2,900.52**	**15,000.18**	**5,849.48**	**11,139.40**	**32,424.14**	**8,124.02**	**18,615.90**	**30,146.08**	**23,239.46**	**4,800.56**	**160,553.11**

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Entry Maintenance													
6010-01 Entry Gate Maintenance - FC	$3,979.14	$743.68	$11,367.15	$1,630.22	$1,306.77	$297.69	$1,012.14	$297.69	$1,697.58	$476.30	$443.83	$702.97	$23,955.16
6010-02 Entry Gate Maintenance - SC	297.69	427.59	595.38	297.69	476.30	3,722.50	324.75	427.59	416.77	297.69	297.69	654.91	8,236.55
Total Entry Maintenance	**4,276.83**	**1,171.27**	**11,962.53**	**1,927.91**	**1,783.07**	**4,020.19**	**1,336.89**	**725.28**	**2,114.35**	**773.99**	**741.52**	**1,357.88**	**32,191.71**
Pool													
6125-00 Pool Maint/ Repair	473.69	13,537.43	5,737.88	3,360.62	14,067.82	2,270.78	2,973.28	4,087.48	7,918.64	394.02	28.12	9,308.72	64,158.48
6130-00 Extra Lifeguards	-	-	-	-	450.00	-	-	-	-	-	475.00	-	925.00
6135-00 Pool Management	6,386.94	3,436.94	3,936.94	9,136.94	24,026.94	63,336.94	62,786.94	37,296.94	10,461.94	3,436.94	3,436.94	3,436.94	231,118.28
Total Pool	**6,860.63**	**16,974.37**	**9,674.82**	**12,497.56**	**38,544.76**	**65,607.72**	**65,760.22**	**41,384.42**	**18,380.58**	**3,830.96**	**3,940.06**	**12,745.66**	**296,201.76**
Amenity Center													
6225-00 Amenity Access Repairs	376.46	-	-	-	194.85	-	-	-	-	-	50.00	-	621.31
6230-00 Clubhouse Supplies	257.36	452.97	639.33	184.79	335.73	578.78	685.01	307.10	-	542.91	299.06	253.35	4,536.39
6235-00 Fitness Center Expense	439.03	921.55	1,445.05	1,794.82	1,121.02	747.75	587.14	755.77	-	1,162.03	274.29	2,905.01	12,153.46
6241-00 Key Fob Expense-FC	-	-	346.40	-	-	-	-	-	700.30	-	-	-	1,046.70
6250-00 Playground Repair & Maintenance	-	-	8,243.24	-	-	7,956.38	-	-	-	-	-	-	16,199.62
6255-00 Tennis Court Repair & Maintenance	-	-	-	-	-	-	821.60	37.62	420.00	-	625.00	-	1,904.22
Total Amenity Center	**1,072.85**	**1,374.52**	**10,674.02**	**1,979.61**	**1,651.60**	**9,282.91**	**2,093.75**	**1,100.49**	**1,120.30**	**1,704.94**	**1,248.35**	**3,158.36**	**36,461.70**
Other Expense													
6300-00 Transfer to Reserve	-	350,000.00	-	-	-	-	-	-	-	-	-	212,407.00	562,407.00
6300-01 Transfer to Reserve - FC	-	-	-	-	-	-	-	-	-	-	-	45,000.00	45,000.00
6300-02 Transfer to Reserve - SC	-	-	-	-	-	-	-	-	-	-	-	33,672.00	33,672.00
6310-00 Capital Improvements	-	-	88,809.89	-	-	-	-	-	-	-	-	1,166.99	89,976.88
Total Other Expense	**-**	**350,000.00**	**88,809.89**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**292,245.99**	**731,055.88**
Total OPERATING EXPENSE	**246,705.13**	**604,952.24**	**378,953.56**	**326,155.42**	**338,033.97**	**351,817.29**	**351,508.70**	**313,521.50**	**342,438.33**	**306,937.66**	**415,970.58**	**555,467.31**	**4,532,461.69**
Net Income:	**409,117.57**	**(160,623.92)**	**(53,021.15)**	**(12,009.93)**	**(26,194.04)**	**78,954.66**	**(40,039.16)**	**(1,458.05)**	**(32,199.90)**	**(1,893.13)**	**(109,716.06)**	**(126,795.62)**	**(75,878.73)**

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
RESERVE INCOME													
Income													
4050-90 Interest Income - Reserve FC	$135.59	$117.62	$130.27	$126.11	$130.36	$126.19	$130.47	$130.50	$126.34	$130.60	$126.41	$144.38	$1,554.84
4050-95 Interest Income - Reserve SC	115.42	104.25	115.47	111.80	115.60	111.85	115.65	115.72	112.01	115.79	112.08	126.12	1,371.76
4050-99 Interest Income - Reserve	5,469.20	5,041.97	5,706.24	1,280.72	9,070.87	5,050.44	5,226.28	5,241.01	5,014.87	5,004.39	4,855.54	3,947.66	60,909.19
Total Income	**5,720.21**	**5,263.84**	**5,951.98**	**1,518.63**	**9,316.83**	**5,288.48**	**5,472.40**	**5,487.23**	**5,253.22**	**5,250.78**	**5,094.03**	**4,218.16**	**63,835.79**
Income													
4236-90 Contribution to Reserves - FC	-	-	-	-	-	-	-	-	-	-	-	45,000.00	45,000.00
4236-95 Contribution to Reserves - SC	-	-	-	-	-	-	-	-	-	-	-	33,672.00	33,672.00
4236-99 Contribution To Reserves	-	350,000.00	-	-	-	-	-	-	-	-	-	212,407.00	562,407.00
Total Income	**-**	**350,000.00**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**291,079.00**	**641,079.00**
Total RESERVE INCOME	**5,720.21**	**355,263.84**	**5,951.98**	**1,518.63**	**9,316.83**	**5,288.48**	**5,472.40**	**5,487.23**	**5,253.22**	**5,250.78**	**5,094.03**	**295,297.16**	**704,914.79**
RESERVE EXPENSE													
Reserve Expenses													
6501-99 Reserve Expenses	60,097.95	5,880.00	11,849.61	14,519.47	68,276.80	-	-	-	33,081.20	-	-	-	193,705.03
Total Reserve Expenses	**60,097.95**	**5,880.00**	**11,849.61**	**14,519.47**	**68,276.80**	**-**	**-**	**-**	**33,081.20**	**-**	**-**	**-**	**193,705.03**
Total RESERVE EXPENSE	**60,097.95**	**5,880.00**	**11,849.61**	**14,519.47**	**68,276.80**	**-**	**-**	**-**	**33,081.20**	**-**	**-**	**-**	**193,705.03**
Net Reserve:	**(54,377.74)**	**349,383.84**	**(5,897.63)**	**(13,000.84)**	**(58,959.97)**	**5,288.48**	**5,472.40**	**5,487.23**	**(27,827.98)**	**5,250.78**	**5,094.03**	**295,297.16**	**511,209.76**

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