

Fall Creek Homeowners Association, Inc. 2011 Approved Budget

DESCRIPTION		TOTAL BUDGET	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
INCOME														
4111	Maint Fee / Prior Yr / Resident	20,000	10,000	5,000	0	2,500	0	2,500	0	0	0	0	0	0
4112	Maint Fee / Prior Yr / Builder	1,200	0	0	1,200	0	0	0	0	0	0	0	0	0
4121	Maint Fee / Current Year / Resident	1,595,052	1,116,535	239,258	79,753	79,753	79,753	0	0	0	0	0	0	0
4122	Maint Fee / Current Year / Builder	95,000	66,500	14,250	4,750	4,750	4,750	0	0	0	0	0	0	0
4127	Fall Creek Commercial - Shared	199,464	16,622	16,622	16,622	16,622	16,622	16,622	16,622	16,622	16,622	16,622	16,622	16,622
4121	Delinquency 3%	-52,130	-52,130	0	0	0	0	0	0	0	0	0	0	0
4131	Maint Fee / Next Year / Resident	0	0	0	0	0	0	0	0	0	0	0	0	0
4133	Maint Fee / Next Year / Builder	0	0	0	0	0	0	0	0	0	0	0	0	0
4140	Neighborhood Assessment	47,600	33,320	7,140	2,380	2,380	2,380	0	0	0	0	0	0	0
4160	Capitalization Fee	59,364	4,947	4,947	4,947	4,947	4,947	4,947	4,947	4,947	4,947	4,947	4,947	4,947
4170	Demand Letter Income	2,500	208	208	208	208	208	208	208	208	208	208	208	212
4205	Interest on Main. Fees	7,500	625	625	625	625	625	625	625	625	625	625	625	625
4210	Bank Interest	200	17	17	17	17	17	17	17	17	17	17	17	13
4311	Attorney MF Deed Restriction	0	0	0	0	0	0	0	0	0	0	0	0	0
4312	Attorney MF Collection	11,250	937	937	937	937	937	937	937	937	937	937	937	943
4470	Security Patrol Reimbursement - WCID 96	127,904	10,659	10,659	10,659	10,659	10,659	10,659	10,659	10,659	10,659	10,659	10,659	10,655
4505	Access Card Income	0	0	0	0	0	0	0	0	0	0	0	0	0
4521	Trash Reimbursement - WCID 96	348,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000
4610	Collection Cost	0	0	0	0	0	0	0	0	0	0	0	0	0
4709	ARC Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
4710	Misc Income	0	0	0	0	0	0	0	0	0	0	0	0	0
	Staffing Reduction (Developer)	14,580	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215
	TOTAL INCOME	2,477,484	1,238,455	329,878	152,313	153,613	151,113	66,730	64,230	64,230	64,230	64,230	64,230	64,232
EXPENSES														
MAINTENANCE														
5110	General Maint. & Repairs	30,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
5114	Electrical Repairs	5,100	425	425	425	425	425	425	425	425	425	425	425	425
5115	Gate Maintenance & Repair / Technology Services	50,000	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,163
5120	Vandalism Expense	30,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
5210	Sprinkler System Repair	24,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
5220	Pool Contract (1 & 2)	144,908	1,250	15,205	8,228	8,228	14,505	33,129	33,129	20,232	7,253	1,250	1,250	1,250
5230	Pool Equipment & Repairs including Splashpad	34,200	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850
5233	Pool Tags/Equipment	7,200	0	0	7,200	0	0	0	0	0	0	0	0	0
5305	Lake Maintenance / Chemicals	30,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
5310	Landscape Contract (Common Areas)	517,200	43,100	43,100	43,100	43,100	43,100	43,100	43,100	43,100	43,100	43,100	43,100	43,100
5320	Landscape Extras & Improvement	174,000	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500
5321	Tree Contract	81,600	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800
5325	Landscape - Force Mow	12,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
5329	Street Maintenance	3,000	250	250	250	250	250	250	250	250	250	250	250	250

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5330	Pest Control	3,300	275	275	275	275	275	275	275	275	275	275	275	275
5340	Cleaning Services & Supplies	1,500	125	125	125	125	125	125	125	125	125	125	125	125
5410	Tennis Court Maintenance / Repairs	3,780	315	315	315	315	315	315	315	315	315	315	315	315
5510	Outdoor Amenity Maintenance / Repairs	7,800	650	650	650	650	650	650	650	650	650	650	650	650
5540	Entry Light Repairs	1,500	125	125	125	125	125	125	125	125	125	125	125	125
	Operating Contingency	100,000	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333
TOTAL MAINTENANCE EXPENSES		1,261,088	93,665	107,620	107,843	100,643	106,920	125,544	125,544	112,647	99,668	93,665	93,665	93,665
PROFESSIONAL SERVICES														
6115	Billing	7,556	0	0	5,037	2,519	0	0	0	0	0	0	0	0
6120	Audit	1,850	0	0	0	0	1,850	0	0	0	0	0	0	0
6130	Tax Preparation	600	0	0	600	0	0	0	0	0	0	0	0	0
6160	Legal	7,200	600	600	600	600	600	600	600	600	600	600	600	600
6161	Legal-Deed Restr Enforcement	7,200	600	600	600	600	600	600	600	600	600	600	600	600
6162	Legal - Mtce. Fee Collection	36,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
6210	Administrative Services	78,120	6,510	6,510	6,510	6,510	6,510	6,510	6,510	6,510	6,510	6,510	6,510	6,510
6211	Architectural Reviews	22,200	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850
6218	Amenity Staff Payroll	31,200	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600
6310	Pool / Rec Center Administration	6,600	550	550	550	550	550	550	550	550	550	550	550	550
6410	Other Professional Services	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL PROFESSIONAL SERVICES		198,526	15,710	15,710	21,347	18,229	17,560	15,710	15,710	15,710	15,710	15,710	15,710	15,710
UTILITIES														
6510	Power - Street Lights MUD#1	201,540	16,795	16,795	16,795	16,795	16,795	16,795	16,795	16,795	16,795	16,795	16,795	16,795
6511	Power - Recreation Center	52,740	4,395	4,395	4,395	4,395	4,395	4,395	4,395	4,395	4,395	4,395	4,395	4,395
6512	Power - Entry / Irrigation	29,400	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450
6513	Power - Buildings	600	50	50	50	50	50	50	50	50	50	50	50	50
6516	Power - Lake	11,280	940	940	940	940	940	940	940	940	940	940	940	940
6530	Telephone	6,360	530	530	530	530	530	530	530	530	530	530	530	530
6550	Water/Sewer - Buildings	5,640	470	470	470	470	470	470	470	470	470	470	470	470
6560	Water/Sprinkler/Lakes	43,200	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600
6570	Gas Service	150	13	13	13	13	13	13	13	13	13	13	13	7
TOTAL UTILITIES		350,910	29,243	29,243	29,243	29,243	29,243	29,243	29,243	29,243	29,243	29,243	29,243	29,237
TRASH COLLECTION														
6810	Trash Removal (Curb)	348,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000
TOTAL TRASH COLLECTION		348,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000
PATROL STAFF														
6910	Patrol Services	127,900	10,659	10,659	10,659	10,659	10,659	10,659	10,659	10,659	10,659	10,659	10,659	10,651
TOTAL PATROL STAFF		127,900	10,659	10,659	10,659	10,659	10,659	10,659	10,659	10,659	10,659	10,659	10,659	10,651
OTHER EXPENSES														
7121	Storage Fee	3,120	260	260	260	260	260	260	260	260	260	260	260	260
7130	Office Supplies	540	45	45	45	45	45	45	45	45	45	45	45	45

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7131	Copies	7,200	600	600	600	600	600	600	600	600	600	600	600	600
7132	Postage	6,420	535	535	535	535	535	535	535	535	535	535	535	535
7133	Delivery & Fax	1,200	100	100	100	100	100	100	100	100	100	100	100	100
7135	Distribution	600	0	0	0	0	0	0	0	0	0	0	600	0
7136	Deed Restriction Photos	180	15	15	15	15	15	15	15	15	15	15	15	15
7140	Insurance	39,500	0	0	0	0	0	39,500	0	0	0	0	0	0
7150	Newsletter Expense	11,500	958	958	958	958	958	958	958	958	958	958	958	962
7160	Community Events	18,000	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
7161	Landscape Committee - Xmas Awards	0	0	0	0	0	0	0	0	0	0	0	0	0
7165	Intranet Website	1,200	100	100	100	100	100	100	100	100	100	100	100	100
7168	Christmas Décor	18,000	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
7170	Memberships	1,800	150	150	150	150	150	150	150	150	150	150	150	150
7185	Site Signs	15,000	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250
7191	Licenses / Fees / Permits	200	17	17	17	17	17	17	17	17	17	17	17	13
7210	Property Tax	27,000	27,000	0	0	0	0	0	0	0	0	0	0	0
7410	Miscellaneous	3,600	300	300	300	300	300	300	300	300	300	300	300	300
TOTAL OTHER EXPENSES		155,060	34,330	7,330	7,330	7,330	7,330	46,830	7,330	7,330	7,330	7,330	7,930	7,330
TOTAL OPERATING EXPENSES		2,441,484	212,607	199,562	205,422	195,104	200,712	256,986	217,486	204,589	191,610	185,607	186,207	185,593
3920	PROFIT / (LOSS) BF RESERVE TRANSFER	36,000	1,025,848	130,316	-53,109	-41,491	-49,599	-190,256	-153,256	-140,359	-127,380	-121,377	-121,977	-121,361
CAPITAL RESERVE ALLOCATION														
9805	Reserves	36,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
TOTAL RESERVES		36,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000