

**FALL CREEK H.O.A., INC.
2013 APPROVED BUDGET**

DESCRIPTION		TOTAL BUDGET	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
INCOME														
4111	Maint Fee / Prior Yr / Resident	10,000	833	833	833	833	833	833	833	833	833	833	833	837
4112	Maint Fee / Prior Yr / Builder	5,000	417	417	417	417	417	417	417	417	417	417	417	413
4121	Maint Fee / Current Year / Resident	1,748,951	1,224,265	174,895	174,895	87,448	87,448	0	0	0	0	0	0	0
4122	Maint Fee / Current Year / Builder	116,851	81,795	11,685	11,685	5,843	5,843	0	0	0	0	0	0	0
4121	Delinquency 4%	-69,958	-69,958	0	0	0	0	0	0	0	0	0	0	0
4121	Closing Income - Resident	4,514	475	871	396	713	317	554	238	396	158	238	79	79
4127	Fall Creek Commercial - Shared	234,450		117,225						117,225				
	Serrano Creek Income	89,868	89,868	0	0	0	0	0	0	0	0	0	0	0
4160	Capitalization Fee	8,550	475	950	475	950	475	950	475	950	475	950	475	950
4170	Demand Letter Income	1,000	0	0	100	100	100	100	100	100	100	100	100	100
4205	Interest on Main. Fees	1,000	0	91	91	91	91	91	91	91	91	91	91	90
4210	Bank Interest	100	8	8	8	8	8	8	8	8	8	8	8	12
4311	Attorney MF Deed Restriction	0	0	0	0	0	0	0	0	0	0	0	0	0
4312	Attorney MF Collection	1,000	0	0	0	111	111	111	111	111	111	111	111	112
4470	Security Patrol Reimbursement - WCID 96	134,280	11,190	11,190	11,190	11,190	11,190	11,190	11,190	11,190	11,190	11,190	11,190	11,190
4505	Access Card Income	500	42	42	42	42	42	42	42	42	42	42	42	38
4610	Payment Processing / Collection Cost	200	0	50	50	50	25	25	0	0	0	0	0	0
4640	Staffing Reduction (Developer)	6,656	555	555	555	555	555	555	555	555	555	555	555	556
4710	Misc Income	500	42	42	42	42	42	42	42	42	42	42	42	38
	TOTAL INCOME	2,293,461	1,340,006	318,854	200,779	108,393	107,497	14,918	14,102	131,960	14,022	14,577	13,943	14,415
EXPENSES														
MAINTENANCE														
5110	General Maint. & Repairs	60,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
5118	Access System Maint / Repairs	5,000	417	417	417	417	417	417	417	417	417	417	417	413
5120	Vandalism Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
5210	Sprinkler System Repair	60,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
5220	Pool Contract (1 & 2)	144,909	15,205	8,228	8,228	14,505	33,129	33,129	20,232	7,253	1,250	1,250	1,250	1,250
5230	Pool Equipment & Repairs	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
5233	Pool Tags	3,000	0	1,500	0	0	0	1,500	0	0	0	0	0	0
5305	Lake Maintenance / Chemicals	19,925	1,660	1,660	1,660	1,660	1,660	1,660	1,660	1,660	1,660	1,660	1,660	1,665
5310	Landscape Contract (Common Areas)	600,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
5320	Landscape Extras & Improvement	200,000	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,663
5321	Tree Contract	100,000	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,337
5325	Landscape - Force Mow	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
5328	Seasonal Color	65,700	0	0	0	0	32,850	0	0	0	0	0	32,850	0
5330	Pest Control	6,545	0	0	0	1,055	845	845	1,055	845	845	1,055	0	0
5340	Cleaning Services & Supplies	6,360	530	530	530	530	530	530	530	530	530	530	530	530
5353	Fitness Center Maintenance	2,900	325	200	200	325	200	200	325	200	200	325	200	200
5410	Tennis Court Maintenance / Repairs	3,000	250	250	250	250	250	250	250	250	250	250	250	250
5510	Outdoor Amenity Maintenance / Repairs	5,000	417	417	417	417	417	417	417	417	417	417	417	413
	TOTAL MAINTENANCE EXPENSES	1,350,339	109,471	103,869	102,369	109,826	160,965	129,615	115,553	102,239	96,236	96,571	128,241	95,384

**FALL CREEK H.O.A., INC.
2013 APPROVED BUDGET**

DESCRIPTION		TOTAL BUDGET	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
7191	Licenses / Fees / Permits	100	0	0	0	0	0	100	0	0	0	0	0	0
7210	Property Tax	10,000	10,000	0	0	0	0	0	0	0	0	0	0	0
7410	Miscellaneous	2,500	208	208	208	208	208	208	208	208	208	208	208	212
	Serrano Creek Expenses	68,410	68,410	0	0	0	0	0	0	0	0	0	0	0
	TOTAL OTHER EXPENSES	196,970	15,047	13,047	4,047	5,047	4,847	49,647	5,047	4,047	4,047	5,847	13,847	4,043
	TOTAL OPERATING EXPENSES	2,160,288	177,822	170,130	164,737	174,518	227,051	238,576	180,221	165,692	158,189	156,289	194,844	152,219
3920	PROFIT / (LOSS) BF RESERVE TRANSFER	133,173	1,162,184	148,724	36,042	-66,126	-119,555	-223,659	-166,120	-33,733	-144,168	-141,713	-180,902	-137,804
	CAPITAL RESERVE ALLOCATION													
9805	Reserves	0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL RESERVES	0	0	0	0	0	0	0	0	0	0	0	0	0
3920	Cash Flow Based on Operating Year	133,173	1,162,184	148,724	36,042	-66,126	-119,555	-223,659	-166,120	-33,733	-144,168	-141,713	-180,902	-137,804

2013 Neighborhood Budget

ASSOCIATION CODE: 130

4 Neighborhood Budget 2013

Increase Amount

MAINTENANCE FEE RATE	ANNUAL	mo pro	clos pro
RESIDENT	\$ 700.00	\$ 58.33	\$ 29.17
BUILDER	\$ 350.00	\$ 29.17	\$ -

LOT COUNT

Neighborhood Lots - Resident
Neighborhood Lots - Builder
Neighborhood Lots - Developer

Resident Closings
Builder Closings
Additional Developer Lots

JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
12	11	10	9	8	7	6	5	4	3	2	1
94	97	100	103	106	109	112	115	118	121	124	127
55	58	55	52	55	52	49	52	49	46	49	46
52	46	46	46	40	40	40	34	34	34	28	28
3	3	3	3	3	3	3	3	3	3	3	3
6	0	0	6	0	0	6	0	0	6	0	0
0	0	0	0	0	0	0	0	0	0	0	0

DESCRIPTION			TOTAL BUDGET	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
INCOME															
4140	Neighborhood Assessment - Resident	65,800	46,060	6,580	6,580	3,290	3,290	0	0	0	0	0	0	0	0
4140	Neighborhood Assessment - Builder	19,250	19,250	0	0	0	0	0	0	0	0	0	0	0	0
4140	Delinquency 4%	-2,632	-2,632	0	0	0	0	0	0	0	0	0	0	0	0
4140	Closing Income - Resident	6,825	1,050	963	875	788	700	613	525	438	350	263	175	88	
4210	Bank Interest	25	2	2	2	2	2	2	2	2	2	2	2	2	3
4505	Access Card Income	500	42	42	42	42	42	42	42	42	42	42	42	42	38
4710	Misc Income	100	8	8	8	8	8	8	8	8	8	8	8	8	12
TOTAL INCOME		89,868	63,780	7,595	7,507	4,130	4,042	665	577	490	402	315	227	141	
EXPENSES															
MAINTENANCE															
5110	General Maint. & Repairs	5,000	417	417	417	417	417	417	417	417	417	417	417	417	413
5115	Gate Maintenance & Repair / Technology Services	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	1,000
5305	Lake Maintenance / Chemicals	18,500	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,538
5320	Landscape Extras & Improvements	20,000	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663
5325	Landscape - Force Mow	1,200	100	100	100	100	100	100	100	100	100	100	100	100	100
5329	Street Maintenance	1,000	83	83	83	83	83	83	83	83	83	83	83	83	87
TOTAL MAINTENANCE EXPENSES		57,700	4,809	4,809	4,809	4,809	4,809	4,809	4,809	4,809	4,809	4,809	4,809	4,809	4,801
UTILITIES															
6512	Power - Entry / Irrigation	3,600	300	300	300	300	300	300	300	300	300	300	300	300	300
6530	Telephone	3,360	280	280	280	280	280	280	280	280	280	280	280	280	280
6560	Water/Sprinkler/Lakes	2,250	150	150	150	150	200	200	250	250	250	200	150	150	150
TOTAL UTILITIES		9,210	730	730	730	730	780	780	830	830	830	780	730	730	730
OTHER EXPENSES															

FALL CREEK H.O.A.
2013 ASSUMPTIONS

ASSOCIATION CODE: 130

ANNUAL ASSESSMENT RATES	annual	mo prorate	closing rate
Resident Rate (100%)	\$ 950.00	\$ 79.17	\$ 39.58
Builder Rate (50%)	\$ 475.00	\$ 39.58	\$ -
Neighborhood Fee	\$ 700.00	\$ 58.33	\$ 29.17
Neighborhood Fee (50%)	\$ 350.00	\$ 29.17	\$ -
Capitalization Fee	\$ 475.00		

LOT COUNT

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
	12	11	10	9	8	7	6	5	4	3	2	1
Resident Lots	1841	1842	1844	1845	1847	1848	1850	1851	1853	1854	1856	1857
Builder Lots	246	286	280	274	268	262	256	250	244	238	232	226
Developer Lots	257	303	303	303	303	303	303	303	303	303	303	303
Resident Closings	1	2	1	2	1	2	1	2	1	2	1	2
Builder Closings	6	6	6	6	6	6	6	6	6	6	6	6
Additional Developer Lots	46	0	0	0	0	0	0	0	0	0	0	0

PAYMENT SCHEDULE

Percentage - 100%	70%	10%	10%	5%	5%	0%	0%	0%	0%	0%	0%	0%
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DELINQUENCY

Percentage	-4.00%
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SECTION (1)

Resident Lots 106

SECTION (2) - SOARING PINES

Resident Lots 64

SECTION (3) - SHADOW BROOK

Resident Lots 102

SECTION (4) - SERRANO CREEK

Resident Lots 22
Builder Lots 1

SECTION (5) - RUSTLING OAKS

Resident Lots 102

SECTION (6) - WOODS EDGE

Resident Lots 72

SECTION (7) - HUNTERS CROSSING

Resident Lots 130

SECTION (8) - FAIRWAY CROSSING

Resident Lots 38
Builder Lots 1
Developer Lots 4

SECTION (9) - WHISPERING PINES

Resident Lots 49

FALL CREEK H.O.A.
2013 ASSUMPTIONS

SECTION (10) - FOREST GLADE		
Resident Lots	78	
SECTION (11) - ESTATES AT SERRANO CREEK		
Resident Lots	24	
Builder Lots	12	
Developer Lots	48	
SECTION (14) - WATERCREST		
Resident Lots	64	
Builder Lots	11	
SECTION(15) - HEATHER GLEN-A		
Resident Lots	90	
SECTION (16) - STONEY BROOK		
Resident Lots	22	
SECTION (17) - PINECREST		
Resident Lots	38	
SECTION (18) - OAK HOLLOW		
Resident Lots	61	
Builder Lots	13	
Developer Lots	20	
SECTION (19) - HEATHER GLEN-B		
Resident Lots	97	
SECTION (20) - TANGLE CREEK		
Resident Lots	10	
Builder Lots	1	
Developer Lots	30	
SECTION (21) - FAIRWAY CROSSING		*any day - Taylor Morrison
Developer Lots	51	
SECTION (22) - ROSE CREEK		
Resident Lots	33	
Builder Lots	6	
Developer Lots	3	
SECTION (23) - MAPLE CREEK-A		
Resident Lots	56	
Builder Lots	1	
SECTION (24) - LAUREL OAKS-A		
Resident Lots	44	
Builder Lots	7	
SECTION (25) - LAUREL OAKS-B		
Resident Lots	71	
Builder Lots	1	
SECTION (26) - WYNWOOD		
Resident Lots	67	
Builder Lots	24	
Developer Lots	5	

FALL CREEK H.O.A.
 2013 ASSUMPTIONS

SECTION (27) - PINE GROVE		
Resident Lots	4	
Builder Lots	61	
SECTION (28) - PINEY POINT		
Resident Lots	59	
SECTION (29) - AMBER WOOD		
Resident Lots	23	
Builder Lots	45	
SECTION (30) - LAUREL OAKS-C		
Resident Lots	52	
SECTION (31) - MAPLE CREEK-B		
Resident Lots	46	
Builder Lots	5	
Developer Lots	3	
SECTION (34) - PINEY POINT-B		
Resident Lots	90	
(35) EAGLE CREEK SECTION (1)		
Resident Lots	46	
Builder Lots	17	
Developer Lots	6	
(36) EAGLE CREEK SECTION (2)		
Resident Lots	62	
Builder Lots	12	
Developer Lots	5	
(97) EAGLE CREEK SECTION (3)		
Resident Lots	17	
Builder Lots	25	
Developer Lots	5	
(39) EAGLE CREEK		
Developer Lots	67	*by end of year - Westin Homes
(41) EAGLE CREEK		
Resident Lots	2	
Builder Lots	3	
Developer Lots	10	
	2344	