

Fall Creek Homeowners Association, Inc.

PCMI - Balance Sheet

Period 12/31/2013

Assets

Operating Cash

ACB Operating Cash	937,240.82
ACB Serrano Creek Acct.	66,305.17

Total Operating Cash **1,003,545.99**

Operating CDs

ACB 4 WK CDs	800,017.77
ACB 4 WK CDs	100,002.22

Total Operating CDs **900,019.99**

Reserve Cash

ACB Capital Reserve Cash	29,166.32
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Total Reserve Cash **29,166.32**

Reserve CDs

ACB 4 WK CDs	175,003.88
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Total Reserve CDs **175,003.88**

Current Assets

A/R Fall Creek Community Srv.	89,776.91
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Total Current Assets **89,776.91**

Total Assets **2,197,513.09**

Liabilities & Equity

Liabilities

A/P Fall Creek Commercial	10,951.89
Fall Creek CSO - Enhancement Fee	43,097.86
ACB Bank Loan	42,650.96

Total Liabilities **96,700.71**

Prepaid Assessments

Prepaid Assessments	884,593.37
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Total Prepaid Assessments **884,593.37**

Capital

Operating Fund	629,392.09
Serrano/Fairway Operating Fund	115,667.88
Current Year Net Income (Loss)	471,159.04

Total Capital **1,216,219.01**

Total Liabilities & Equity **2,197,513.09**

Fall Creek Homeowners Association, Inc.

PCMI - Income/Expense Statement Comparison Budget to Actual

Operating

Period 12/1/2013 to 12/31/2013 11:59:00 PM

	GL Code	Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
Assessment Income							
Maint Fee/Resident/Prior Yr	4111	0.00	837.00	21,329.26	10,000.00	10,000.00	(11,329.26)
Maint Fee/Builder/Prior Yr	4112	0.00	413.00	3,876.80	5,000.00	5,000.00	1,123.20
Maint Fee/Resident	4121	3,440.27	79.00	1,856,667.08	1,683,507.00	1,683,507.00	(173,160.08)
Maint Fee/Builder	4122	(475.00)	0.00	156,473.31	116,851.00	116,851.00	(39,622.31)
Fall Creek Commercial / Comm Services- Shared	4125	0.00	0.00	115,557.90	234,450.00	234,450.00	118,892.10
Total Assessment Income		2,965.27	1,329.00	2,153,904.35	2,049,808.00	2,049,808.00	(104,096.35)
Fee Income							
Cap Fee	4150	15,019.11	950.00	107,825.00	8,550.00	8,550.00	(99,275.00)
Delinquent Letter	4170	170.07	100.00	3,599.77	1,000.00	1,000.00	(2,599.77)
Interest on Maintenance Fees	4205	877.88	90.00	7,727.76	1,000.00	1,000.00	(6,727.76)
Attorney Fees-Deed Rest Viol	4311	0.00	0.00	343.60	0.00	0.00	(343.60)
Attorney Fees-Maintenance Coll	4312	1,260.68	112.00	11,893.71	1,000.00	1,000.00	(10,893.71)
NSF Charge - PCMI	4321	0.00	0.00	50.00	0.00	0.00	(50.00)
Pmt Processing/Collection/Bookkeeping Fees	4325	16.61	0.00	150.20	200.00	200.00	49.80
Yard Maintenance	4330	59.54	0.00	48.72	0.00	0.00	(48.72)
Total Fee Income		17,403.89	1,252.00	131,638.76	11,750.00	11,750.00	(119,888.76)
Other Income							
Bank Interest	4350	17.77	12.00	140.42	100.00	100.00	(40.42)
Gate Entry Access Income	4505	(8,420.00)	0.00	0.00	0.00	0.00	0.00
Amenity Access Income	4506	2,245.00	38.00	2,245.00	500.00	500.00	(1,745.00)
Security Reimbursement - WCID 96	4670	172,599.00	11,190.00	172,599.00	134,280.00	134,280.00	(38,319.00)
Employee Salary Reimbursement	4671	0.00	556.00	0.00	6,656.00	6,656.00	6,656.00
Trash Reimbursement - WCID 96	4680	(156,611.00)	0.00	0.00	0.00	0.00	0.00
Miscellaneous	4710	0.00	38.00	(1,894.77)	500.00	500.00	2,394.77
Total Other Income		9,830.77	11,834.00	173,089.65	142,036.00	142,036.00	(31,053.65)
Total Income		30,199.93	14,415.00	2,458,632.76	2,203,594.00	2,203,594.00	(255,038.76)

Expense

Fall Creek Homeowners Association, Inc.

PCMI - Income/Expense Statement Comparison Budget to Actual

Operating

Period 12/1/2013 to 12/31/2013 11:59:00 PM

	GL Code	Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<u>Amenity Maintenance</u>							
Clubhouse Supplies	5510	0.00	0.00	1,211.27	0.00	0.00	(1,211.27)
Clubhouse Repairs	5515	0.00	0.00	8,425.44	0.00	0.00	(8,425.44)
Fitness Center Expense	5520	0.00	200.00	5,074.29	2,900.00	2,900.00	(2,174.29)
Amenity Access Repairs	5540	0.00	413.00	2,594.86	5,000.00	5,000.00	2,405.14
Key Fob Expense	5550	281.45	0.00	2,359.85	3,000.00	3,000.00	640.15
Plumbing Repairs	5555	0.00	0.00	170.75	0.00	0.00	(170.75)
Electrical Repairs	5560	0.00	0.00	9,224.43	0.00	0.00	(9,224.43)
Playground Repair & Maintenance	5576	0.00	413.00	458.50	5,000.00	5,000.00	4,541.50
Tennis Court Maint & Repairs	5585	3,300.00	250.00	5,273.69	3,000.00	3,000.00	(2,273.69)
Total Amenity Maintenance		3,581.45	1,276.00	34,793.08	18,900.00	18,900.00	(15,893.08)
<u>General Maintenance</u>							
General Maint. & Repairs	5610	19,757.58	5,000.00	36,924.03	60,000.00	60,000.00	23,075.97
Cleaning Services	5615	736.10	530.00	7,246.62	6,360.00	6,360.00	(886.62)
Lighting Repair & Maint.	5620	0.00	0.00	135.00	0.00	0.00	(135.00)
Pest Control	5625	1,715.59	0.00	8,945.76	6,545.00	6,545.00	(2,400.76)
Site Signs	5635	0.00	413.00	8,485.73	5,000.00	5,000.00	(3,485.73)
Fence Repair	5640	0.00	0.00	829.80	0.00	0.00	(829.80)
Total General Maintenance		22,209.27	5,943.00	62,566.94	77,905.00	77,905.00	15,338.06
<u>Insurance & Taxes</u>							
Insurance	6810	0.00	0.00	25,043.17	45,500.00	45,500.00	20,456.83
Property Taxes	6855	0.00	0.00	182.41	10,000.00	10,000.00	9,817.59
Sales Tax	6865	0.00	0.00	1,034.39	0.00	0.00	(1,034.39)
Total Insurance & Taxes		0.00	0.00	26,259.97	55,500.00	55,500.00	29,240.03
<u>Irrigation Maintenance</u>							
Sprinkler System Repair	5210	7,529.54	5,000.00	32,997.74	60,000.00	60,000.00	27,002.26
Irrigation Repairs	5215	0.00	0.00	303.27	0.00	0.00	(303.27)
Total Irrigation Maintenance		7,529.54	5,000.00	33,301.01	60,000.00	60,000.00	26,698.99
<u>Lake Maintenance</u>							
Lake Maintenance	5240	2,408.92	1,665.00	20,016.99	19,925.00	19,925.00	(91.99)
Lake Chemicals	5245	0.00	0.00	1,784.18	0.00	0.00	(1,784.18)
Lake Fountain Maint	5255	0.00	0.00	21.65	0.00	0.00	(21.65)

Fall Creek Homeowners Association, Inc.

PCMI - Income/Expense Statement Comparison Budget to Actual

Operating

Period 12/1/2013 to 12/31/2013 11:59:00 PM

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Total Lake Maintenance		2,408.92	1,665.00	21,822.82	19,925.00	19,925.00	(1,897.82)
<u>Landscape Maintenance</u>	<u>GL Code</u>						
Landscape Contract	5310	138,115.72	50,000.00	578,518.55	600,000.00	600,000.00	21,481.45
Landscape Extras & Improvement	5335	8,542.56	16,663.00	271,383.19	200,000.00	200,000.00	(71,383.19)
Force Mow	5355	0.00	1,500.00	9,478.15	18,000.00	18,000.00	8,521.85
Lot Mowing	5360	0.00	0.00	5,049.39	0.00	0.00	(5,049.39)
Annual Color	5375	0.00	0.00	0.00	65,700.00	65,700.00	65,700.00
Tree Contract	5385	0.00	8,337.00	9,914.00	100,000.00	100,000.00	90,086.00
Total Landscape Maintenance		146,658.28	76,500.00	874,343.28	983,700.00	983,700.00	109,356.72
<u>Other Expenses</u>	<u>GL Code</u>						
Copies	7110	1,169.66	125.00	3,495.33	1,500.00	1,500.00	(1,995.33)
Delivery/Fax Transmittals	7120	0.00	12.00	42.00	100.00	100.00	58.00
Distribution	7125	1,203.07	0.00	4,883.20	1,600.00	1,600.00	(3,283.20)
Office Supplies	7130	0.00	38.00	1,286.40	500.00	500.00	(786.40)
Postage	7132	2,433.83	413.00	6,582.75	5,000.00	5,000.00	(1,582.75)
Storage Fee	7145	600.00	330.00	4,044.39	3,960.00	3,960.00	(84.39)
Title Search	7150	0.00	0.00	55.20	0.00	0.00	(55.20)
Meeting Expenses	7215	670.00	0.00	670.00	0.00	0.00	(670.00)
Newsletter Expense	7250	0.00	0.00	0.00	4,000.00	4,000.00	4,000.00
Community Events	7270	6,430.73	2,500.00	28,965.25	30,000.00	30,000.00	1,034.75
YOM and Christmas Decorations	7275	0.00	0.00	21,406.34	18,000.00	18,000.00	(3,406.34)
Licenses/Fees/Permits	7315	0.00	0.00	1,670.00	100.00	100.00	(1,570.00)
Interest Expense	7355	241.02	0.00	4,055.11	0.00	0.00	(4,055.11)
Bank Charges	7360	13.20	0.00	13.20	0.00	0.00	(13.20)
Bad Debt Expense	7365	0.00	0.00	(1,958.41)	0.00	0.00	1,958.41
Miscellaneous	7410	0.00	212.00	116.31	2,500.00	2,500.00	2,383.69
Total Other Expenses		12,761.51	3,630.00	75,327.07	67,260.00	67,260.00	(8,067.07)
<u>Pool Maintenance</u>	<u>GL Code</u>						
Pool Contract	5405	1,353.13	1,250.00	148,661.81	144,909.00	144,909.00	(3,752.81)
Pool Maint & Repairs	5410	70.36	4,163.00	12,956.15	50,000.00	50,000.00	37,043.85
Total Pool Maintenance		1,423.49	5,413.00	161,617.96	194,909.00	194,909.00	33,291.04
<u>Professional Services</u>	<u>GL Code</u>						

Fall Creek Homeowners Association, Inc.
PCMI - Income/Expense Statement Comparison Budget to Actual

Operating

Period 12/1/2013 to 12/31/2013 11:59:00 PM

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Audit	6120	0.00	0.00	0.00	1,850.00	1,850.00	1,850.00
Tax Preparation	6130	0.00	0.00	600.00	600.00	600.00	0.00
Other Professional Services	6150	0.00	212.00	7,198.90	2,500.00	2,500.00	(4,698.90)
Legal	6160	2,412.80	2,087.00	5,354.44	25,000.00	25,000.00	19,645.56
Legal-Deed Rest Enforcement	6161	0.00	250.00	1,140.42	3,000.00	3,000.00	1,859.58
Legal Mtce Fee Collection	6162	820.00	4,163.00	32,087.83	50,000.00	50,000.00	17,912.17
Administrative Services	6210	13,801.00	7,216.00	89,809.00	86,040.00	86,040.00	(3,769.00)
ARC Reviews	6215	4,058.98	1,500.00	16,781.48	18,000.00	18,000.00	1,218.52
Billing	6225	0.00	0.00	3,030.00	5,523.00	5,523.00	2,493.00
Payment Processing/Collection	6230	0.00	0.00	45.00	0.00	0.00	(45.00)
Payroll Fees	6255	181.22	160.00	2,117.25	1,920.00	1,920.00	(197.25)
Payroll Tax	6256	121.78	212.00	2,132.39	2,500.00	2,500.00	367.61
Employee Salaries	6257	704.96	1,112.00	9,808.88	13,311.00	13,311.00	3,502.12
Pool/Rec. Ctr. Administration	6275	1,100.00	550.00	4,950.00	6,600.00	6,600.00	1,650.00
Internet/Web Services	6280	73.60	0.00	1,373.70	800.00	800.00	(573.70)
Total Professional Services		23,274.34	17,462.00	176,429.29	217,644.00	217,644.00	41,214.71
<u>Reserve/Contingency Transfers</u>	<u>GL Code</u>						
Capital Reserve Allocation	9820	0.00	0.00	281,862.09	0.00	0.00	(281,862.09)
Total Reserve/Contingency Transfers		0.00	0.00	281,862.09	0.00	0.00	(281,862.09)
<u>Security Expense</u>	<u>GL Code</u>						
Patrol Services	6910	15,988.00	11,190.00	187,227.00	134,280.00	134,280.00	(52,947.00)
Alarm Monitoring	6945	518.94	0.00	518.94	0.00	0.00	(518.94)
False Alarms	6946	0.00	0.00	150.00	0.00	0.00	(150.00)
Total Security Expense		16,506.94	11,190.00	187,895.94	134,280.00	134,280.00	(53,615.94)
<u>Utility Expenses</u>	<u>GL Code</u>						
Power-Street Lights	6510	16,610.77	17,000.00	200,838.14	204,000.00	204,000.00	3,161.86
Power-Recreation Center	6511	286.07	2,500.00	27,575.10	32,500.00	32,500.00	4,924.90
Power-Entry/Irrigation	6512	7,853.02	1,200.00	36,955.46	14,400.00	14,400.00	(22,555.46)
Power-Irrigation	6516	(2,815.58)	0.00	(12.99)	0.00	0.00	12.99
Telephone	6530	0.00	570.00	8,393.58	7,700.00	7,700.00	(693.58)
Water / Sewer	6550	112.27	500.00	4,782.47	6,000.00	6,000.00	1,217.53
Water-Sprinkler System	6560	3,902.25	1,800.00	50,465.64	57,750.00	57,750.00	7,284.36

Fall Creek Homeowners Association, Inc.
PCMI - Income/Expense Statement Comparison Budget to Actual

Operating

Period 12/1/2013 to 12/31/2013 11:59:00 PM

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Gas Service	6570	55.59	100.00	884.65	2,275.00	2,275.00	1,390.35
Cable TV	6575	104.64	120.00	1,073.70	1,440.00	1,440.00	366.30
Trash Service	6590	0.00	350.00	3,911.54	4,200.00	4,200.00	288.46
Total Utility Expenses		26,109.03	24,140.00	334,867.29	330,265.00	330,265.00	(4,602.29)
Total Expense		262,462.77	152,219.00	2,271,086.74	2,160,288.00	2,160,288.00	(110,798.74)
Excess Revenue / Expense		(232,262.84)	(137,804.00)	187,546.02	43,306.00	43,306.00	144,240.02

Fall Creek Homeowners Association, Inc.
PCMI - Income/Expense Statement Comparison Budget to Actual

Reserve

Period 12/1/2013 to 12/31/2013 11:59:00 PM

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
<u>Other</u>	<u>GL Code</u>						
Capital Reserve Contribution	9805	0.00	0.00	281,862.09	0.00	0.00	(281,862.09)
Total Other		0.00	0.00	281,862.09	0.00	0.00	(281,862.09)
<u>Other Income</u>	<u>GL Code</u>						
Bank Interest	4350	13.92	0.00	408.11	0.00	0.00	(408.11)
Total Other Income		13.92	0.00	408.11	0.00	0.00	(408.11)
Total Income		13.92	0.00	282,270.20	0.00	0.00	(282,270.20)
Expense							
<u>General Maintenance</u>	<u>GL Code</u>						
General Maint. & Repairs	5610	0.00	0.00	38,100.00	0.00	0.00	(38,100.00)
Total General Maintenance		0.00	0.00	38,100.00	0.00	0.00	(38,100.00)
Total Expense		0.00	0.00	38,100.00	0.00	0.00	(38,100.00)
Excess Revenue / Expense		13.92	0.00	244,170.20	0.00	0.00	244,170.20

Fall Creek Homeowners Association, Inc.
PCMI - Income/Expense Statement Comparison Budget to Actual

Serrano/Fairway Gated Neighborhood

Period 12/1/2013 to 12/31/2013 11:59:00 PM

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
<u>Assessment Income</u>	<u>GL Code</u>						
Neighborhood Fee	4130	0.00	88.00	131,491.18	89,246.00	89,246.00	(42,245.18)
Total Assessment Income		0.00	88.00	131,491.18	89,246.00	89,246.00	(42,245.18)
<u>Fee Income</u>	<u>GL Code</u>						
Cap Fee	4150	(4,750.00)	0.00	0.00	0.00	0.00	0.00
Delinquent Letter	4170	(89.22)	0.00	0.00	0.00	0.00	0.00
Interest on Maintenance Fees	4205	(504.77)	0.00	0.00	0.00	0.00	0.00
Attorney Fees-Maintenance Coll	4312	(463.68)	0.00	0.00	0.00	0.00	0.00
Pmt Processing/Collection/ Bookkeeping Fees	4325	(11.61)	0.00	0.00	0.00	0.00	0.00
Yard Maintenance	4330	(59.54)	0.00	0.00	0.00	0.00	0.00
Total Fee Income		(5,878.82)	0.00	0.00	0.00	0.00	0.00
<u>Other Income</u>	<u>GL Code</u>						
Bank Interest	4350	2.22	3.00	4.60	25.00	25.00	20.40
Gate Entry Access Income	4505	6,325.00	38.00	6,925.00	500.00	500.00	(6,425.00)
Miscellaneous	4710	0.00	12.00	0.00	100.00	100.00	100.00
Total Other Income		6,327.22	53.00	6,929.60	625.00	625.00	(6,304.60)
Total Income		448.40	141.00	138,420.78	89,871.00	89,871.00	(48,549.78)
Expense							
<u>Capital Improvements</u>	<u>GL Code</u>						
Street Lighting	7810	0.00	0.00	14,437.00	0.00	0.00	(14,437.00)
Total Capital Improvements		0.00	0.00	14,437.00	0.00	0.00	(14,437.00)
<u>Entry Maintenance</u>	<u>GL Code</u>						
Entry Gate Maintenance	5115	2,907.62	1,000.00	9,978.63	12,000.00	12,000.00	2,021.37
Access Gate Repair & Maint	5117	(1,001.32)	0.00	0.00	0.00	0.00	0.00
Private Street Maintenance	5140	0.00	87.00	0.00	1,000.00	1,000.00	1,000.00
Street Cleaning	5142	0.00	0.00	350.00	0.00	0.00	(350.00)
EZ Tags, Fobs, Decals	5155	281.45	0.00	1,818.60	0.00	0.00	(1,818.60)
Total Entry Maintenance		2,187.75	1,087.00	12,147.23	13,000.00	13,000.00	852.77

Fall Creek Homeowners Association, Inc.
PCMI - Income/Expense Statement Comparison Budget to Actual

Serrano/Fairway Gated Neighborhood

Period 12/1/2013 to 12/31/2013 11:59:00 PM

	GL Code	Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
General Maintenance							
General Maint. & Repairs	5610	0.00	413.00	372.03	5,000.00	5,000.00	4,627.97
Site Signs	5635	0.00	38.00	238.15	500.00	500.00	261.85
Total General Maintenance		0.00	451.00	610.18	5,500.00	5,500.00	4,889.82
Irrigation Maintenance							
Sprinkler System Repair	5210	0.00	0.00	384.15	0.00	0.00	(384.15)
Total Irrigation Maintenance		0.00	0.00	384.15	0.00	0.00	(384.15)
Lake Maintenance							
Lake Maintenance	5240	2,408.71	1,538.00	13,229.16	18,500.00	18,500.00	5,270.84
Lake Chemicals	5245	50.95	0.00	1,366.29	0.00	0.00	(1,366.29)
Lake Fountain Maint	5255	0.00	0.00	27.38	0.00	0.00	(27.38)
Total Lake Maintenance		2,459.66	1,538.00	14,622.83	18,500.00	18,500.00	3,877.17
Landscape Maintenance							
Landscape Extras & Improvement	5335	0.00	1,663.00	54,818.16	20,000.00	20,000.00	(34,818.16)
Force Mow	5355	0.00	100.00	0.00	1,200.00	1,200.00	1,200.00
Total Landscape Maintenance		0.00	1,763.00	54,818.16	21,200.00	21,200.00	(33,618.16)
Other Expenses							
Bad Debt Expense	7365	0.00	0.00	1,958.41	0.00	0.00	(1,958.41)
Miscellaneous	7410	0.00	87.00	0.00	1,000.00	1,000.00	1,000.00
Total Other Expenses		0.00	87.00	1,958.41	1,000.00	1,000.00	(958.41)
Utility Expenses							
Power-Street Lights	6510	(683.44)	0.00	0.00	0.00	0.00	0.00
Power-Entry/Irrigation	6512	0.00	300.00	0.00	3,600.00	3,600.00	3,600.00
Telephone	6530	0.00	280.00	0.00	3,360.00	3,360.00	3,360.00
Water-Sprinkler System	6560	0.00	150.00	0.00	2,250.00	2,250.00	2,250.00
Total Utility Expenses		(683.44)	730.00	0.00	9,210.00	9,210.00	9,210.00
Total Expense		3,963.97	5,656.00	98,977.96	68,410.00	68,410.00	(30,567.96)
Excess Revenue / Expense		(3,515.57)	(5,515.00)	39,442.82	21,461.00	21,461.00	17,981.82

Fall Creek Homeowners Association, Inc.
PCMI - Income/Expense Statement Comparison Budget to Actual

Serrano/Fairway Gated Neighborhood Reserve

Period 12/1/2013 to 12/31/2013 11:59:00 PM

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Expense							
<u>Utility Expenses</u>	<u>GL Code</u>						
Power-Street Lights	6510	(683.45)	0.00	0.00	0.00	0.00	0.00
Total Utility Expenses		(683.45)	0.00	0.00	0.00	0.00	0.00
Total Expense		(683.45)	0.00	0.00	0.00	0.00	0.00
Excess Revenue / Expense		683.45	0.00	0.00	0.00	0.00	0.00