

**FALL CREEK H.O.A., INC.
2014 APPROVED OPERATING BUDGET**

DESCRIPTION	TOTAL BUDGET	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
INCOME													
Assessment Income													
	GL Code												
Maint Fee / Prior Yr / Resident	4111	10,000	833	833	833	833	833	833	833	833	833	833	833
Maint Fee / Prior Yr / Builder	4112	5,000	417	417	417	417	417	417	417	417	417	417	413
Maint Fee / Current Year / Resident	4121	2,054,851	1,438,395	205,485	205,485	102,743	102,743	0	0	0	0	0	0
Maint Fee / Current Year / Builder	4122	74,100	51,870	7,410	7,410	3,705	3,705	0	0	0	0	0	0
Delinquency 7%	4121	-143,840	-143,840	0	0	0	0	0	0	0	0	0	0
Closing Income - Resident	4121	46,314	7,125	6,531	5,938	5,344	4,750	4,156	3,563	2,969	2,375	1,781	1,188
Fall Creek Commercial - Shared	4125	234,450	0	117,225	0	0	0	0	117,225	0	0	0	0
Total Assessment Income		2,280,875	1,354,800	337,901	220,083	113,042	112,448	5,406	4,813	121,444	3,625	3,031	2,438
Fee Income													
	GL Code												
Cap Fee	4150	85,500	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125
Delinquent Letter	4170	1,000	0	0	100	100	100	100	100	100	100	100	100
Interest on Maintenance Fees	4205	1,000	0	91	91	91	91	91	91	91	91	91	90
Attorney MF Deed Restriction	4311	0	0	0	0	0	0	0	0	0	0	0	0
Attorney MF Collection	4312	1,000	0	0	0	111	111	111	111	111	111	111	112
Total Fee Income		88,500	7,125	7,216	7,316	7,427	7,427	7,427	7,427	7,427	7,427	7,427	7,427
Other Income													
	GL Code												
Bank Interest	4350	100	8	8	8	8	8	8	8	8	8	8	12
Payment Processing / Collection Cost	4325	200	0	50	50	50	25	25	0	0	0	0	0
Amenity Access Income	4506	500	42	42	42	42	42	42	42	42	42	42	38
Security Patrol Reimbursement - WCID 96	4670	191,856	15,988	15,988	15,988	15,988	15,988	15,988	15,988	15,988	15,988	15,988	15,988
Employee Salary Reimbursement	4671	2,773	555	555	555	555	0	0	0	0	0	0	0
Misc Income	4710	500	42	42	42	42	42	42	42	42	42	42	38
Total Other Income		195,929	16,635	16,685	16,685	16,685	16,660	16,105	16,080	16,080	16,080	16,080	16,076
TOTAL INCOME		2,565,304	1,378,560	361,802	244,084	137,154	136,535	28,938	28,320	144,951	27,132	26,538	25,347
EXPENSES													
Amenity Maintenance													
	GL Code												
Clubhouse Supplies	5510	4,200	350	350	350	350	350	350	350	350	350	350	350
Fitness Center Maintenance	5520	9,600	1,000	700	700	1,000	700	700	1,000	700	700	1,000	700
Amenity Access Repairs	5540	5,000	417	417	417	417	417	417	417	417	417	417	413
Key Fob Expense	5550	3,000	0	1,500	0	0	0	1,500	0	0	0	0	0
Electrical Repairs	5560	18,000	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Playground Repair & Maintenance	5576	5,000	417	417	417	417	417	417	417	417	417	417	413
Tennis Court Maintenance / Repairs	5585	3,000	250	250	250	250	250	250	250	250	250	250	250
Total Amenity Maintenance		47,800	3,934	5,134	3,634	3,934	3,634	5,134	3,934	3,634	3,634	3,934	3,634
General Maintenance													
	GL Code												
General Maint. & Repairs	5610	40,000	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,337
Cleaning Services	5615	9,600	800	800	800	800	800	800	800	800	800	800	800
Pest Control	5625	6,545	0	0	0	1,055	845	845	1,055	845	845	1,055	0
Site Signs	5635	5,000	417	417	417	417	417	417	417	417	417	417	413
Fence Repair	5640	10,000	833	833	833	833	833	833	833	833	833	833	837
Vandalism Expense	5660	5,000	417	417	417	417	417	417	417	417	417	417	413
Total General Maintenance		76,145	5,800	5,800	5,800	6,855	6,645	6,645	6,855	6,645	6,645	6,855	5,800

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Payroll Fees	6255	800	160	160	160	160	160	0	0	0	0	0	0	0
ADP Payroll Taxes	6256	1,040	208	208	208	208	208	0	0	0	0	0	0	0
Amenity Staff Payroll	6257	5,545	1,109	1,109	1,109	1,109	1,109	0	0	0	0	0	0	0
Pool / Rec Center Administration	6275	6,600	550	550	550	550	550	550	550	550	550	550	550	550
Intranet Website	6280	800	0	0	0	0	800	0	0	0	0	0	0	0
Total Professional Services		265,014	18,965	18,965	23,891	21,128	21,615	22,350	22,350	22,350	23,350	23,350	23,350	23,350
Security Expense	GL Code													
Patrol Services	6910	191,856	15,988	15,988	15,988	15,988	15,988	15,988	15,988	15,988	15,988	15,988	15,988	15,988
Total Security Expense		191,856	15,988	15,988	15,988	15,988	15,988	15,988	15,988	15,988	15,988	15,988	15,988	15,988
Utility Expense	GL Code													
Power - Street Lights	6510	204,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000
Power - Recreation Center	6511	32,500	2,500	2,500	2,500	2,500	3,000	3,000	3,000	3,000	3,000	2,500	2,500	2,500
Power - Entry / Irrigation	6512	14,400	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Telephone	6530	12,800	1,200	1,000	1,000	1,200	1,000	1,000	1,200	1,000	1,000	1,200	1,000	1,000
Water/Sewer - Buildings	6550	6,000	500	500	500	500	500	500	500	500	500	500	500	500
Water/Sprinkler/Lakes	6560	57,750	1,800	1,825	2,750	6,500	8,000	8,000	8,000	8,000	6,500	2,750	1,825	1,800
Gas Service	6570	2,275	500	600	500	300	100	25	25	25	25	25	50	100
Cable	6575	1,440	120	120	120	120	120	120	120	120	120	120	120	120
Trash Service	6590	4,200	350	350	350	350	350	350	350	350	350	350	350	350
Total Utility Expense		335,365	25,170	25,095	25,920	29,670	31,270	31,195	31,395	31,195	29,695	25,645	24,545	24,570
TOTAL OPERATING EXPENSES		2,214,473	179,060	171,799	167,050	176,078	229,165	244,575	186,412	171,929	165,242	163,002	201,397	158,764
PROFIT / (LOSS) BF RESERVE TRANSFER	3920	350,831	1,199,500	190,003	77,034	-38,925	-92,631	-215,637	-158,092	-26,978	-138,110	-136,464	-175,452	-133,417
CAPITAL RESERVE ALLOCATION														
Reserves	9805	100,000	0	0	0	0	0	0	0	0	0	0	0	100,000
TOTAL RESERVES		100,000	0	0	0	0	0	0	0	0	0	0	0	100,000
Cash Flow Based on Operating Year	3920	250,831	1,199,500	190,003	77,034	-38,925	-92,631	-215,637	-158,092	-26,978	-138,110	-136,464	-175,452	-233,417

