

	Description	2019 Budget
Operating Accounts		
Income Accounts		
Income		
	Interest Income - (Interest on Maint Fees) Operating	\$0.00
	Interest Income - Operating FC	\$0.00
	Interest Income - Operating SC	\$0.00
	Maintenance (Fee) Assessment	\$2,490,900.00
	Allowance for Delinquent Assessments 3%	-\$74,727.00
	Neighborhood Fee FC	\$93,800.00
	Delinq. Assessments 3%	-\$2,772.00
	Neighborhood Fee SC	\$50,400.00
	Delinq. Assessments 3%	-\$1,500.00
	Pro-rated Assessment	\$35,000.00
	Fall Creek Commercial/Comm Services - Shared	\$200,000.00
	Maintenance Fee/Builder Assessment	\$46,075.00
	Easement Amendment	
	Capital Improvement Fee	\$70,000.00
	Late Fee Income	\$30,000.00
	Fine Income	\$0.00
	Amenity Access Income	\$6,000.00
	Security Reimbursement - WCID 96	\$335,748.00
	Foundation Income	\$120,000.00
	Tennis Coaches Program	\$12,000.00
	Clubhouse Rental	\$4,000.00
Income Accounts Total		\$3,414,924.00
Expense Accounts		
General Maintenance		
	General Maint./Repairs	\$65,000.00
	General Maint./Repairs - FC	\$1,000.00
	General Maint./Repairs - SC	\$1,000.00
	Lighting Repair & Maintenance	\$10,000.00
	Tree Contract	\$0.00
	Landscape Maintenance Contract	\$769,589.69
	Landscape Extras & Improvement	\$200,000.00
	Landscape Extras & Improvement - FC	\$6,000.00
	Landscape Extras & Improvement - SC	\$6,000.00

	Description	2019 Budget
	Irrigation Maint/ Repairs	\$50,000.00
	Fence Maintenance & Repair	\$30,000.00
	Fence Maintenance & Repair-FC	\$10,000.00
	Fence Maintenance & Repair-SC	\$5,000.00
	Cleaning Services	\$15,000.00
	Site Signs	\$8,000.00
	Sign Maintenance	\$6,500.00
	Pest Control	\$13,000.00
	General Maintenance Expense Total	\$1,196,089.69
	Utilities	
	Streetlight Electric	\$280,000.00
	Water/Irrigation	
	Water / Sewer	\$220,000.00
	Telephone	\$14,000.00
	Telephone - FC	\$1,400.00
	Telephone - SC	\$1,200.00
	Gas Service	\$3,500.00
	Cable TV	\$1,600.00
	Trash Collection	\$6,000.00
	Utilities Expense Total	\$527,700.00
	Administrative	
	General Administrative	\$50,000.00
	Meeting Expense	\$5,000.00
	Storage Fees	\$1,200.00
	Internet/Web Services	\$18,000.00
	Licenses/Fees/Permits	\$1,000.00
	Contributions/Donations	\$10,000.00
	Administrative Expense Total	\$85,200.00
	Professional Services	
	Other Professional Services	\$75,000.00
	Management Fee (Admin Svc)	\$165,141.00
	Audit	\$6,000.00
	Tax Preparation	\$350.00
	Legal	\$25,000.00
	Pool/Rec. Ctr. Administration (Lifesty	\$25,000.00
	Professional Expense Total	\$296,491.00
	Insurance & Taxes	
	Insurance	\$70,000.00

	Description	2019 Budget
	Property Taxes	\$6,000.00
Insurance & Taxes Expense Total		\$76,000.00
Lake Maintenance		
	Lake Maintenance	\$17,500.00
	Lake Maintenance - FC	\$13,500.00
	Lake Maintenance - SC	\$13,500.00
	Lake Chemicals	\$2,500.00
	Lake Chemicals - FC	\$2,000.00
	Lake Chemicals - SC	\$2,000.00
	Lake Fountain Maint.	\$5,500.00
Lake Maintenance Expense Total		\$56,500.00
Security Expense		
	Patrol Services	\$430,000.00
	Alarm Monitoring	\$450.00
	False Alarms	\$350.00
Security Expense Total		\$430,800.00
Committees		
	Parks and Trails Committee	\$15,000.00
	Community Events	\$40,000.00
	Crime Watch Committee	\$3,500.00
	National Night Out	\$6,000.00
	Pool Capital Projects - Pool Comm	\$85,000.00
	Tennis Committee	\$16,000.00
	Tennis Coach Payments	\$12,000.00
	Marketing Committee	\$10,000.00
Committees Expense Total		\$187,500.00
Entry Maintenance		
	Entry Gate Maintenance - FC	\$15,000.00
	Entry Gate Maintenance - SC	\$15,000.00
	Private Street Maintenance - FC	\$1,500.00
	Private Street Maintenance - SC	\$1,500.00
	Street Cleaning FC	\$1,500.00
	Street Cleaning SC	\$1,000.00
Entry Maintenance Expense Total		\$35,500.00
Pool		
	Pool Maint/ Repair	\$60,000.00
	Extra Lifeguards	\$2,500.00
	Pool Management/Contract	\$200,000.00
Pool Expense Total		\$262,500.00
Amenity Center		
	Electrical Repairs - Amenity Center	\$6,000.00
	Amenity Access Repairs	\$2,500.00
	Amenity Access Repairs- FC	\$0.00
	Clubhouse Supplies	\$20,000.00

	Description	2019 Budget
	Fitness Center Expense	\$25,000.00
	Playground Repair & Maintenance	\$2,000.00
	Tennis Court Repair & Maintenance	\$10,000.00
	Amenity Expense Total	\$65,500.00
	Other Expense	
	Transfer to Reserve	\$26,843.31
	Transfer to Reserve - FC	\$17,000.00
	Transfer to Reserve - SC	\$26,300.00
	Foundation Transfer	\$125,000.00
	Capital Improvements	\$0.00
	Capital - Irrigation East Side	\$0.00
	Capital - Parks/Trails	\$0.00
	Capital - Deck on Pool -1	\$0.00
	Capital - Tennis	\$0.00
	Pool Capital Projects - Pool Committe	\$0.00
	Other Expense Total	\$195,143.31
	Expense Accounts Total	\$3,414,924.00
	Operating Accounts Net	\$0.00