

FALL CREEK H.O.A., INC.
2016 APPROVED OPERATING BUDGET

DESCRIPTION	TOTAL BUDGET	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
INCOME													
<u>Assessment Income</u> <u>GL Code</u>													
Maint Fee / Prior Yr / Resident	4111 10,000	833	833	833	833	833	833	833	833	833	833	833	837
Maint Fee / Prior Yr / Builder	4112 0	0	0	0	0	0	0	0	0	0	0	0	0
Maint Fee / Current Year / Resident	4121 2,200,200	1,540,140	220,020	220,020	110,010	110,010	0	0	0	0	0	0	0
Maint Fee / Current Year / Builder	4122 59,377	41,563	5,938	5,938	2,969	2,969	0	0	0	0	0	0	0
Delinquency 6%	4121 -132,012	-132,012	0	0	0	0	0	0	0	0	0	0	0
Closing Income - Resident	4121 14,449	0	0	0	7,125	1,583	1,385	1,188	990	792	594	396	396
Fall Creek Commercial - Shared	4125 298,238	0	149,119	0	0	0	0	0	149,119	0	0	0	0
Total Assessment Income	2,450,252	1,450,524	375,910	226,791	120,937	115,395	2,218	2,021	150,942	1,625	1,427	1,229	1,233
<u>Fee Income</u> <u>GL Code</u>													
Cap Fee	4150 30,875	0	0	0	9,500	2,375	2,375	2,375	2,375	2,375	2,375	2,375	4,750
Delinquent Letter	4170 1,000	0	0	100	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	91	90
Attorney MF Deed Restriction	4311 0	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	111	112
Payment Processing / Collection Cost	4325 1,000	0	100	100	100	100	100	100	100	100	100	100	0
Total Fee Income	34,875	0	191	291	9,902	2,777	2,777	2,777	2,777	2,777	2,777	2,777	5,052
<u>Other Income</u> <u>GL Code</u>													
Bank Interest	4350 4,200	500	500	500	400	400	350	300	250	250	250	250	250
Amenity Access Income	4506 500	42	42	42	42	42	42	42	42	42	42	42	38
Security Patrol Reimbursement - WCID 96	4670 335,755	27,980	27,980	27,980	27,980	27,980	27,980	27,980	27,980	27,980	27,980	27,980	27,980
Employee Salary Reimbursement	4671 0	0	0	0	0	0	0	0	0	0	0	0	0
Misc Income	4710 500	42	42	42	42	42	42	42	42	42	42	42	38
Total Other Income	340,955	28,564	28,564	28,564	28,464	28,464	28,414	28,364	28,314	28,314	28,314	28,314	28,306
TOTAL INCOME	2,826,082	1,479,088	404,665	255,646	159,303	146,636	33,409	33,162	182,033	32,716	32,518	32,320	34,591
EXPENSES													
<u>Amenity Maintenance</u> <u>GL Code</u>													
Clubhouse Supplies	5510 5,387	400	400	400	400	400	400	400	400	400	400	400	987
Fitness Center Maintenance	5520 9,600	1,000	700	700	1,000	700	700	1,000	700	700	1,000	700	700
Amenity Access Repairs	5540 1,664	417			417			417					413
Key Fob /ID Card Expense	5550 20,000	2,857		2,857		2,857		2,857		2,857		2,857	2,857
Electrical Repairs	5560 3,000	250	250	250	250	250	250	250	250	250	250	250	250
Playground Repair & Maintenance	5576 3,000	250	250	250	250	250	250	250	250	250	250	250	250
Total Amenity Maintenance	42,651	5,174	1,600	4,457	2,317	4,457	1,600	5,174	1,600	4,457	1,900	4,457	5,457
<u>General Maintenance</u> <u>GL Code</u>													
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	3,333	3,337
Cleaning Services	5615 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
Night Inspection & Lighting Repairs	5620 27,075	2,256	2,256	2,256	2,256	2,256	2,256	2,256	2,256	2,256	2,256	2,256	2,256
Pest Control	5625 6,900	0	0	0	1,100	900	900	1,100	900	900	1,100	0	0
Site Signs	5635 8,000	1,000	500	500	1,000	500	500	1,000	500	500	1,000	500	500
Monumnet Sign Maintenance & Repair	5636 6,500	542	542	542	542	542	542	542	542	542	542	542	542
Fence / Brick Wall Repair	5640 14,999	1,667	1,667		1,667	1,667		1,667	1,667		1,667	1,667	1,663
Vandalism Expense	5660 1,750	417			417			417			417		82
Total General Maintenance	119,624	10,415	9,498	7,831	11,515	10,398	8,731	11,515	10,398	8,731	11,515	9,498	9,580

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Insurance and Taxes														
	<u>GL Code</u>													
Insurance	6810	49,027	0	0	0	0	0	0	0	0	0	0	49,027	0
Property Tax	6855	4,500	4,500	0	0	0	0	0	0	0	0	0	0	0
Total Insurance and Taxes		53,527	4,500	0	0	0	0	0	0	0	0	0	49,027	0
Lake Maintenance														
	<u>GL Code</u>													
Lake Maintenance	5240	13,200	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100
Lake Chemicals / Repairs	5245	5,004	417	417	417	417	417	417	417	417	417	417	417	417
Lake Fountain Maintenance & Repairs	5255	5,000	417	417	417	417	417	417	417	417	417	417	417	417
Total Lake Maintenance		23,204	1,934	1,934	1,934	1,934	1,934	1,934	1,934	1,934	1,934	1,934	1,934	1,930
Landscape Maintenance														
	<u>GL Code</u>													
Irrigaton System Maintenance & Repiar	5210	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
Landscape Contract	5310	760,798	63,400	63,400	63,400	63,400	63,400	63,400	63,400	63,400	63,400	63,400	63,400	63,400
Landscape Extras & Improvement	5335	150,000	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500
Landscape - Force Mow	5355	3,000	250	250	250	250	250	250	250	250	250	250	250	250
Landscape - Lot Mowing	5360	25,000	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083
Seasonal Color	5375	0	0	0	0	0	0	0	0	0	0	0	0	0
Tree Contract	5385	50,000	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167
Total Landscape Maintenance		1,048,798	87,400	87,400	87,400	87,400	87,400	87,400	87,400	87,400	87,400	87,400	87,400	87,400
Other Expenses														
	<u>GL Code</u>													
Copies	7110	3,200	1,825	125	125	125	125	125	125	125	125	125	125	125
Delivery & Fax	7120	100	8	8	8	8	8	8	8	8	8	8	8	12
Distribution	7125	1,600	0	0	0	0	0	0	0	0	0	800	800	0
Office Supplies	7130	2,000	167	167	167	167	167	167	167	167	167	167	167	163
Postage	7132	6,600	550	550	550	550	550	550	550	550	550	550	550	550
Storage Fee	7145	0	0	0	0	0	0	0	0	0	0	0	0	0
Meeting Expense	7215	10,000	833	833	833	833	833	833	833	833	833	833	833	833
Newsletter Expense	7250	0	0	0	0	0	0	0	0	0	0	0	0	0
Community Events	7270	45,000	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Christmas Décor	7275	30,000	0	15,000	0	0	0	0	0	0	0	0	15,000	0
Licenses / Fees / Permits	7315	200	0	0	0	0	0	200	0	0	0	0	0	0
Miscellaneous	7410	5,000	1,000	500	0	500	0	500	500	0	500	500	0	1,000
Total Other Expenses		103,700	8,133	20,933	5,433	5,933	5,433	6,133	5,933	5,433	5,933	6,733	21,233	6,433
Pool Maintenance														
	<u>GL Code</u>													
Pool Contract (1 & 2)	5405	145,387	\$ 1,407	\$ 1,407	\$ 1,407	\$ 3,407	\$ 17,657	\$ 33,407	\$ 38,407	\$ 32,007	\$ 12,057	\$ 1,407	\$ 1,407	\$ 1,407
Extra Lifeguards		3,000	0	0	0	0	750	750	0	750	750	0	0	0
Pool Equipment & Maintenance	5410	30,600	25,600	0	0	1,000	1,000	1,000	1,000	1,000	0	0	0	0
Total Pool Maintenance		178,987	27,007	1,407	1,407	4,407	19,407	35,157	39,407	33,757	12,807	1,407	1,407	1,407
Tennis Court Maintenance														
Tennis Court Maintenance & Repairs	5585	6,580	548	548	548	548	548	548	548	548	548	548	548	548
Total Tennis Court Maintenance		6,580	548	548	548	548	548	548	548	548	548	548	548	548
Professional Services														
	<u>GL Code</u>													
Audit	6120	20,000	0	0	0	0	20,000	0	0	0	0	0	0	0
Tax Preparation	6130	800	0	0	800	0	0	0	0	0	0	0	0	0
Other Professional Services / Reserve Study	6150	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
Legal - Corporate	6160	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
Legal-Deed Restr Enforcement	6161	1,000			250			250			250			250

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Legal - Mtce. Fee Collection	6162	50,000	3,750	3,750	3,750	3,750	3,750	3,750	3,750	5,000	5,000	5,000	5,000	3,750
Administrative Services / PCMI Mgmt Fees	6210	153,520	12,665	12,665	12,665	12,665	12,665	12,885	12,885	12,885	12,885	12,885	12,885	12,885
Architectural Reviews	6215	25,000	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087
Billing (Demand Letters)	6225	10,422	0	0	4,632	5,790	0	0	0	0	0	0	0	0
Payment Processing/Bookkeeping	6230	500	0	100	100	100	100	100	0	0	0	0	0	0
Payroll Fees	6255	0	0	0	0	0	0	0	0	0	0	0	0	0
ADP Payroll Taxes	6256	0	0	0	0	0	0	0	0	0	0	0	0	0
Amenity Staff Payroll (Kas Kramer)	6257	0	0	0	0	0	0	0	0	0	0	0	0	0
Pool / Rec Center Admini (PCMI Gate Admin)	6275	7,320	610	610	610	610	610	610	610	610	610	610	610	610
Internet / Web Services	6280	3,000	250	250	250	250	250	250	250	250	250	250	250	250
Total Professional Services		331,562	24,358	24,458	30,140	30,248	44,458	24,928	24,578	25,828	26,078	25,828	25,828	24,832
Security Expense	GL Code													
Patrol Services	6910	408,061	34,005	34,005	34,005	34,005	34,005	34,005	34,005	34,005	34,005	34,005	34,005	34,005
False Alarms	6946	240	20	20	20	20	20	20	20	20	20	20	20	20
Total Security Expense		408,301	34,025	34,025	34,025	34,025	34,025	34,025	34,025	34,025	34,025	34,025	34,025	34,025
Utility Expense	GL Code													
Power - Street Lights	6510	210,000	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500
Power - All Areas	6511	48,100	4,008	4,008	4,008	4,008	4,008	4,008	4,008	4,008	4,008	4,008	4,008	4,008
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	6550	4,800	400	400	400	400	400	400	400	400	400	400	400	400
Water / Irrigation	6560	49,250	1,800	1,825	2,750	6,500	6,500	6,500	6,500	6,500	4,000	2,750	1,825	1,800
Gas Service	6570	2,060	500	400	400	200	100	50	40	40	40	40	50	200
Cable	6575	1,440	120	120	120	120	120	120	120	120	120	120	120	120
Trash Service	6590	6,480	540	540	540	540	540	540	540	540	540	540	540	540
Total Utility Expense		334,930	26,068	25,793	26,718	30,468	30,168	30,118	30,308	30,108	27,608	26,558	25,443	25,568
TOTAL OPERATING EXPENSES		2,651,864	229,563	207,597	199,894	208,796	238,229	230,575	240,823	231,032	209,522	197,849	260,801	197,181
PROFIT / (LOSS) BF RESERVE TRANSFER	3920	174,218	1,249,524	197,068	55,751	-49,493	-91,594	-197,166	-207,662	-48,999	-176,807	-165,331	-228,482	-162,591
CAPITAL RESERVE ALLOCATION														
Reserves	9805	174,218	0	0	0	0	0	0	0	0	0	0	0	174,218
TOTAL RESERVES		174,218	0	0	0	0	0	0	0	0	0	0	0	174,218
Cash Flow Based on Operating Year	3920	0	1,249,524	197,068	55,751	-49,493	-91,594	-197,166	-207,662	-48,999	-176,807	-165,331	-228,482	-336,809