

***FALL CREEK
HOMEOWNERS ASSOCIATION, INC.***

***FINANCIAL STATEMENTS AND
REQUIRED SUPPLEMENTARY INFORMATION***

***FOR THE YEAR ENDED
DECEMBER 31, 2014***

FALL CREEK

TABLE OF CONTENTS

INDEPENDENT AUDITOR’S REPORT 1

BALANCE SHEET 3

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCE 5

STATEMENT OF CASH FLOWS..... 9

NOTES TO FINANCIAL STATEMENTS 11

REQUIRED SUPPLEMENTARY INFORMATION..... 15

FUTURE MAJOR REPAIRS AND REPLACEMENTS 16

SHAREHOLDERS:
Nancy L. Vaughan, CPA
Deborah F. Fraser, CPA
Phil S. Vaughan, CPA



Armstrong, Vaughan & Associates, P.C.
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors and Members
Fall Creek Homeowners Association, Inc.

Report on the Financial Statements

We have audited the accompanying financial statements of Fall Creek Homeowners Association, Inc., which comprise the balance sheet as of December 31, 2014, and the related statements of revenues, expenses, and changes in fund balances, and cash flow for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the association's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the association's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Basis for Qualified Opinion

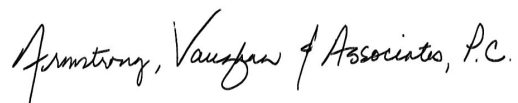
Because Fall Creek Homeowners Association, Inc. was unable to provide sufficient evidence to support the timing and amount of the joint maintenance agreement revenue, we were unable to form an opinion regarding this matter.

Qualified Opinion

In our opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion paragraph, the financial statements referred to above present fairly, in all material respects, the financial position of Fall Creek Homeowners Association, Inc. as of December 31, 2014, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Report on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the supplementary information on future major repairs and replacements on pages 16-18 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



Armstrong, Vaughan & Associates, P.C.

October 21, 2016

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
BALANCE SHEET
DECEMBER 31, 2014

	Operating Fund	Replacement Fund	Fairway Crossing
ASSETS			
Cash and Cash Equivalents	\$ 2,037,255	\$ 304,043	\$ 139,989
Accounts Receivable - Members	163,489	-	-
Allowance for Uncollectible Accounts	(42,756)	-	-
Interfund Borrowing	13,081	20,000	(1,084)
Prepaid Insurance	37,599	-	-
Prepaid Security Services	35,804	-	-
	TOTAL ASSETS	\$ 324,043	\$ 138,905
LIABILITIES AND FUND BALANCE			
<i>Liabilities:</i>			
Accounts Payable	\$ 149,126	\$ 44,509	\$ -
ARC Deposits	23,000	-	5,000
Foundation Enhancement Fees Payable	11,479	-	-
Deferred Joint Security Agreement	15,988	-	-
Prepaid Assessments	715,597	-	65,028
<i>Total Liabilities</i>	<i>915,190</i>	<i>44,509</i>	<i>70,028</i>
<i>Fund Balance</i>	<i>1,329,282</i>	<i>279,534</i>	<i>68,877</i>
	TOTAL LIABILITIES AND FUND BALANCE	\$ 324,043	\$ 138,905

The accompanying notes are an integral part of these statements.

<u>Serrano Creek</u>	<u>Totals</u>
\$ 279,099	\$ 2,760,386
-	163,489
-	(42,756)
(31,997)	-
-	37,599
-	35,804
<u>\$ 247,102</u>	<u>\$ 2,954,522</u>

\$ -	\$ 193,635
2,000	30,000
10,380	21,859
-	15,988
51,254	831,879
<u>63,634</u>	<u>1,093,361</u>
<u>183,468</u>	<u>1,861,161</u>
<u>\$ 247,102</u>	<u>\$ 2,954,522</u>

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 2014

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Fairway Crossing</u>
REVENUES			
Member Assessments	\$ 1,994,162	\$ 100,000	\$ 93,800
Builder Assessments	75,131	-	-
Capital Improvement Fees	60,325	-	-
Joint Maintenance Agreement	378,770	-	-
Joint Security Agreement	175,868	-	-
Recovery of Bad Debt	131,463	-	-
Late Fees	10,233	-	-
Other Income	7,879	-	-
Gate and Amenity Access Income	3,730	-	-
Interest Income	1,100	416	-
TOTAL REVENUES	<u>2,838,661</u>	<u>100,416</u>	<u>93,800</u>
EXPENSES			
<i>Administrative Expenses:</i>			
Management Fees	93,964	-	-
Committees	56,050	-	-
Insurance	45,390	-	-
Legal and Accounting Fees	42,031	-	-
Other Administrative	26,947	-	-
Other Professional Services	25,648	-	-
Administrative Personnel	25,097	-	-
ACC Reviews	22,943	-	-
Taxes	1,976	-	-
Interest Expense	1,020	-	-
<i>Total Administrative Expenses</i>	<u>341,066</u>	<u>-</u>	<u>-</u>
<i>Contract Services:</i>			
Landscaping	595,810	-	-
Security Services	177,062	-	-
Pool Service	156,509	-	-
Lake Maintenance	18,141	-	11,362
Cleaning	11,298	-	-
<i>Total Contract Services</i>	<u>\$ 958,820</u>	<u>\$ -</u>	<u>\$ 11,362</u>

The accompanying notes are an integral part of these statements.

Serrano Creek	Totals
\$ 44,800	\$ 2,232,762
-	75,131
-	60,325
-	378,770
-	175,868
-	131,463
-	10,233
-	7,879
2,220	5,950
48	1,564
47,068	3,079,945

-	93,964
-	56,050
-	45,390
-	42,031
1,038	27,985
-	25,648
-	25,097
-	22,943
-	1,976
-	1,020
1,038	342,104

-	595,810
-	177,062
-	156,509
7,533	37,036
-	11,298
\$ 7,533	\$ 977,715

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCE (CONT.)
FOR THE YEAR ENDED DECEMBER 31, 2014

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Fairway Crossing</u>
EXPENSES (CONT.)			
<i>Utilities:</i>			
Electricity and Gas	\$ 252,780	\$ -	\$ -
Water	56,478	-	-
Telephone and Cable	12,532	-	96
Garbage Removal	5,005	-	-
<i>Total Utilities</i>	<u>326,795</u>	<u>-</u>	<u>96</u>
<i>Repairs and Maintenance:</i>			
Landscaping & Improvements	182,296	-	-
Amenity Center	114,666	-	-
Other Repairs	28,400	65,052	-
Fence and Gate Repairs	62,722	-	13,465
Pool Repairs	76,634	-	-
Irrigation	55,603	-	-
Sidewalk Repairs	53,000	-	-
Amber Wood Landscaping	47,284	-	-
Tennis Court Repairs	28,843	-	-
Signage	16,875	-	-
<i>Total Repairs and Maintenance</i>	<u>666,323</u>	<u>65,052</u>	<u>13,465</u>
TOTAL EXPENSES	<u>2,293,004</u>	<u>65,052</u>	<u>24,923</u>
Excess (Deficiency) of Revenues Over (Under) Expenses	545,657	35,364	68,877
BEGINNING FUND BALANCE	<u>783,625</u>	<u>244,170</u>	<u>-</u>
ENDING FUND BALANCE	<u>\$ 1,329,282</u>	<u>\$ 279,534</u>	<u>\$ 68,877</u>

The accompanying notes are an integral part of these statements.

<u>Serrano Creek</u>	<u>Totals</u>
\$ -	\$ 252,780
-	56,478
155	12,783
-	5,005
155	327,046
842	183,138
-	114,666
302	93,754
12,752	88,939
-	76,634
-	55,603
-	53,000
-	47,284
-	28,843
-	16,875
13,896	758,736
22,622	2,405,601
24,446	674,344
159,022	1,186,817
\$ 183,468	\$ 1,861,161

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2014

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Fairway Crossing</u>
CASH FLOWS FROM OPERATING ACTIVITIES			
Excess (Deficiency) of Revenues Over (Under) Expenses	\$ 545,657	\$ 35,364	\$ 68,877
Adjustments to Reconcile Excess (Deficiency) of Revenues Over (Under) Expenses to Net Cash Provided (Used) by Operating Activities:			
(Increase) Decrease in:			
Accounts Receivable (Net)	(120,733)	-	-
Accounts Receivable - Other	89,777	-	-
Prepaid Security Services	(35,804)	-	-
Increase (Decrease) in:			
Accounts Payable	72,243	44,509	-
ARC Deposits	23,000	-	5,000
Foundation Enhancement Fees Payable	(26,184)	-	-
Deferred Joint Security Agreement	15,988	-	-
Prepaid Assessments	(59,465)	-	65,028
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>504,479</u>	<u>79,873</u>	<u>138,905</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Interfund Borrowing	(40,068)	20,000	1,084
Principal Payments on Note Payable	(42,651)	-	-
NET CASH PROVIDED (USED) BY FINANCING ACTIVITIES	<u>(82,719)</u>	<u>20,000</u>	<u>1,084</u>
NET INCREASE (DECREASE) IN CASH	421,760	99,873	139,989
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>1,615,495</u>	<u>204,170</u>	<u>-</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>\$ 2,037,255</u>	<u>\$ 304,043</u>	<u>\$ 139,989</u>
SUPPLEMENTAL DISCLOSURE:			
Income Taxes Paid	\$ -	\$ -	\$ -
Interest Paid	\$ 1,020	\$ -	\$ -

The accompanying notes are an integral part of these statements.

<u>Serrano Creek</u>	<u>Totals</u>
\$ 24,446	\$ 674,344
-	(120,733)
-	89,777
-	(35,804)
-	116,752
2,000	30,000
4,945	(21,239)
-	15,988
<u>(59,728)</u>	<u>(54,165)</u>
<u>(28,337)</u>	<u>694,920</u>
18,984	-
<u>-</u>	<u>(42,651)</u>
<u>18,984</u>	<u>(42,651)</u>
(9,353)	652,269
<u>288,452</u>	<u>2,108,117</u>
<u>\$ 279,099</u>	<u>\$ 2,760,386</u>
\$ -	\$ -
\$ -	\$ 1,020

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2014

NOTE 1 -- NATURE OF ORGANIZATION

Fall Creek Homeowners Association, Inc. (the "Association") was incorporated in May 2001 to provide maintenance and preservation of the common areas located in Harris County, Texas. The master planned community consists of 2,300 acres and is still under development. At the end of 2014, the Association consisted of 2,339 residential and builder lots.

NOTE 2 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. ACCOUNTING METHOD/FUND ACCOUNTING

The Association maintains its books of account on the cash basis of accounting. However, for this audit and to be in conformance with generally accepted accounting principles, they were converted to the accrual basis of fund accounting. Under this method of accounting, revenue is recognized when assessments are earned, or billed, and expenses are recognized when goods or services are received, whether paid or not.

To ensure observance of limitations and restrictions on use of financial resources, financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund – This fund is used to account for financial resources available for the general operations of the Association.

Replacement Fund – This fund is used to accumulate financial resources designated for major repairs and replacement.

Fairway Crossing Fund – This fund is used to account for financial resources available for the operations exclusive to Fairway Crossing, a gated neighborhood within the Association.

Serrano Creek Fund – This fund is used to account for financial resources available for the operations exclusive to Serrano Creek, a gated neighborhood within the Association.

B. FISCAL YEAR

The Association has a fiscal year beginning on January 1 and ending on December 31.

C. CASH AND CASH EQUIVALENTS

Cash and cash equivalents for the statement of cash flows include amounts in checking accounts, money market accounts, and certificates of deposit with original maturities of three months or less.

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS (CONT.)
DECEMBER 31, 2014

NOTE 2 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT.)

D. MEMBER ASSESSMENTS

Association membership consists of homeowner members and developer/builder members. Assessments are due annually. Fairway Crossing at Fall Creek and Serrano Creek at Fall Creek have an additional assessment for expenses exclusive to their areas. Anytime a lot is sold, a one-time capital improvement assessment is charged to the new owner. The Association will retain legal counsel and place liens on properties delinquent for more than 90 days. The Association's policy for charging off uncollectible receivables is determined on a case by case basis. The Association vigorously pursues collection of receivables until ownership has changed through sale or foreclosure and the Association may no longer pursue collection of the previous owner.

An allowance for uncollectible accounts has been established as of December 31, 2014 in the amount of \$42,756 based on management's estimate.

Revenue from assessments is recognized in the period of assessment. Payments received in advance of the period of assessment are deferred and carried on the balance sheet as prepaid assessment.

E. PROPERTY, EQUIPMENT AND DEPRECIATION

In accordance with industry standards, real property and common areas donated by the developer are not capitalized on the Association's financial statements unless the Association can dispose of the property, at the discretion of its board, for cash or the property is used by the Association to generate significant cash flows from members on the basis of usage. Common property consists of but is not limited to sidewalks, parking areas, perimeter walls, ponds/lakes, playgrounds, tennis courts, signage, clubhouse, pool house, pools, and pool restrooms. Personal property over \$10,000 purchased with Association funds, to which the Association holds title, will be capitalized at cost and depreciated over their estimated useful lives using the straight-line method of depreciation.

F. ARC DEPOSITS/REVIEW FEES

New construction projects by homeowners are reviewed by the Architectural Review Committee (ARC). New homes and major renovations incur a review fee. Upon approval of a construction project by the ARC, homeowners are required to pay a deposit which is refunded when the project is complete. Deposits vary depending on the project undertaken by the homeowner.

G. FOUNDATION ENHANCEMENT FEES

The Foundation, (Fall Creek Community Services), established in 2001, maintains transfer fees paid by each purchaser at the sale of any residential lot except exempt transfers. The Association's Board shall determine the amount of the transfer fee; provided, however the fee shall not be greater than 0.25% of the gross selling price of the applicable property. All transfer fees which the Association collects on behalf of the Foundation shall be paid or transferred to the Foundation and deposited into a separate bank account under the name of the Foundation. These fees are to be used as deemed beneficial to the general good and welfare of the community, as permitted by the governing documents of the Foundation, including, without limitation, the enhancement and/or improvement of infrastructure within the community. These fees are a pass-through and are therefore, not reflected on these financial statements. The Association's Board currently serves as the Board of the Foundation.

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS (CONT.)
DECEMBER 31, 2014

NOTE 2 -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT.)

H. ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

I. SUBSEQUENT EVENTS

Subsequent events were evaluated through October 21, 2016, which is the date the financial statements were available to be issued.

J. CHANGE IN ACCOUNTING ESTIMATE

For the year ending December 31, 2014, the Association changed the method used to estimate the allowance for uncollectible accounts from the full member receivable balance to be more in line with actual Association collection experience. This change in accounting estimate was accounted for prospectively and resulted in a \$131,463 recovery of bad debt during 2014.

NOTE 3 -- UNINSURED DEPOSITS

As of December 31, 2014, the Association's funds deposited at Association Capital Bank exceeded the coverage provided by the Federal Deposit Insurance Corporation (FDIC) by \$975,995.

NOTE 4 -- FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association contracted with Reserve Advisors, Inc. in 2015 to conduct a study to estimate the remaining useful lives and the replacement costs of the common areas components. The tables included in the required supplementary information are based on this study.

The Replacement Fund can be funded by regular and special assessments. Capital improvement fees collected may also be designated for reserve funding. Accumulated funds are in separate money market accounts and certificates of deposit and are generally not available for expenditures for normal operations.

In 2014, the Association increased the replacement reserve by \$100,416 and spent \$65,052 on major repairs and replacements, leaving a balance of \$279,534. Because funding is based on estimates, actual needs may vary significantly from the study. Monies accumulated in the replacement fund may not be adequate to meet all future needs for major replacements. Thus, the Board has the right to raise regular assessments or levy a special assessment to meet these needs.

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS (CONT.)
DECEMBER 31, 2014

NOTE 5 -- INTERFUND BORROWING

During the normal course of operations, transactions occur between funds, which may result in amounts payable between funds at the end of the year. In addition, the Association maintains several pooled cash accounts, and records all assessments receivable in the operating fund, which could also result in balances between funds. As of December 31, 2014, the operating fund owed \$20,000 to the replacement fund, while Fairway Crossing and Serrano Creek owed \$1,084 and \$31,997 to the operating fund, respectively. These amounts are reflected as interfund borrowing on the Balance Sheet.

NOTE 6 -- JOINT MAINTENANCE AGREEMENT

In March 2012, the Association entered into a joint maintenance agreement with Fall Creek Commercial Property Owners Association, Inc. The Association holds the master contracts and pays for all landscaping for common areas and the operation of all street lights located in Fall Creek. The POA pays the Association its pro-rata share (30%) of the common area maintenance and street light electricity costs. The agreement can be terminated by either party upon 30 days written notice to the other party.

NOTE 7 -- JOINT SECURITY AGREEMENT

The Association received reimbursements totaling \$175,868 during the year, per an arrangement with Harris County WCID 96, for security services provided by the Harris County Sheriff's Department.

NOTE 8 -- INCOME TAXES

The Association qualifies as a tax-exempt association for all income and expenses related to its exempt function purpose of the acquisition, construction, management, maintenance, and care of Association property. The net non-exempt income from earned interest and nonmember fees is taxed at 15% or 30% by the federal government, dependent upon certain filing elections made. The Association filed an IRS Form 1120-H resulting in a zero tax expense for 2014.

Accounting principles generally accepted in the United States of America require the Association management to evaluate tax positions taken by the Association and recognize a tax liability (or asset) if the Association has taken an uncertain position that more likely than not would not be sustained upon examination by the Internal Revenue Service. Management has analyzed the tax positions taken by the Association and has concluded that as of December 31, 2014, there are no uncertain positions taken or expected to be taken that would require recognition as a liability (or asset) or disclosure in the financial statements. The Association is subject to routine examinations by taxing authorities; however, there are currently no examinations for any tax periods in progress. Management believes it is no longer subject to income tax examinations for years prior to 2011.

NOTE 9 -- DEVELOPER CONTROL

The Association was under Developer control during the year ended December 31, 2014. The Developer turned over control to the Association on January 1, 2015.

NOTE 10 -- LITIGATION

Management is not aware of any pending or threatened litigation against the Association that would have any material impact on the financial statements.

REQUIRED SUPPLEMENTARY INFORMATION
(UNAUDITED)

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
 FUTURE MAJOR REPAIRS AND REPLACEMENTS
 DECEMBER 31, 2014
 (UNAUDITED)

Reserve Advisors, Inc. performed a reserve study in 2015 using a database of current construction costs and material lives from authoritative literature, to estimate the remaining useful lives and the replacement costs of the components of common property. Estimated current replacement costs were computed using current inflation rates to the time of replacement. The estimates are based on the reserve study and may vary significantly from actual costs. The following are tables based on the study and presents significant information about the components of common property.

	Estimated Remaining Useful Life (Years)	Estimated Current Replacement Cost	Components of Fund Balance at 12/31/14
Fall Creek Homeowners Association			
<i>General Property:</i>			
Concrete Parking Areas & Sidewalks	6-10	\$ 82,453	\$ -
Fencing	21	37,800	-
Irrigation System	26	170,000	-
Parking Area Lighting & Signage	9-14	94,000	-
Perimeter Walls	9-11	297,400	-
Playground Equipment	7	60,000	-
Ponds	9-12	44,000	-
Tennis Courts	2-27	374,040	-
<i>Clubhouse:</i>			
Building Services Equipment	4	12,000	-
Interior Renovation	6-14	133,200	-
Roof	7-18	48,000	-
Wall Finish	2	11,400	-
Windows & Doors	26	45,000	-
<i>North Pool:</i>			
Decking	2	34,020	-
Furniture	5	29,000	-
Mechanical Equipment	2	15,500	-
Pool Finish	8	75,320	-
Rest Rooms	9	20,000	-
Shade Structures	9	25,000	-
Water Features	7	95,000	-
Water Slides	13	280,000	-
<i>South Pool:</i>			
Decking	2	11,460	-
Mechanical Equipment	2	10,000	-
Pool Finish	7	24,990	-
Rest Rooms	13	10,000	-
<i>Other:</i>			
Reserve Study Update	2	3,400	-
Unallocated Fund Balance			279,534
		<u>\$ 2,042,983</u>	<u>\$ 279,534</u>

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
 FUTURE MAJOR REPAIRS AND REPLACEMENTS (CONT.)
 DECEMBER 31, 2014
 (UNAUDITED)

Reserve Study Anticipated Balance at Year End	<u>\$ 324,839</u>
Percent of Anticipated Balance on Hand at Year End	86.1%

Reserve Study Recommended Contributions (Based on Original Projections)

2015	\$ 100,000
2016	\$ 132,000
2017	\$ 164,000

	Estimated Remaining Useful Life (Years)	Estimated Current Replacement Cost	Components of Fund Balance at 12/31/14
Fairway Crossing			
Concrete Streets	14	\$ 56,000	\$ -
Gates & Operators	3-13	26,000	-
Pond	6-23	64,000	-
Unallocated Fund Balance		-	-
		\$ 146,000	\$ -

Reserve Study Anticipated Balance at Year End	<u>\$ -</u>
Percent of Anticipated Balance on Hand at Year End	0%

Reserve Study Recommended Contributions (Based on Original Projections)

2015	\$ 17,600
2016	\$ 18,200
2017	\$ 18,800

FALL CREEK HOMEOWNERS ASSOCIATION, INC.
 FUTURE MAJOR REPAIRS AND REPLACEMENTS (CONT.)
 DECEMBER 31, 2014
 (UNAUDITED)

	Estimated Remaining Useful Life (Years)	Estimated Current Replacement Cost	Components of Fund Balance at 12/31/14
Serrano Creek			
Concrete Streets	10	\$ 79,200	\$ -
Gates & Operators	2-12	26,000	-
Pond	6-8	27,250	-
Unallocated Fund Balance		-	-
		\$ 132,450	\$ -
Reserve Study Anticipated Balance at Year End			\$ 50,550
Percent of Anticipated Balance on Hand at Year End			0%
 Reserve Study Recommended Contributions (Based on Original Projections)			
	2015	\$ 23,900	
	2016	\$ 24,700	
	2017	\$ 25,500	