

# Fall Creek Homeowners Association, Inc.

## PCMI - Balance Sheet

Period 12/31/2014

### Assets

#### Operating Cash

|                           |            |
|---------------------------|------------|
| ACB Operating Cash        | 970,313.18 |
| ACB Serrano Creek Acct    | 71,987.49  |
| ACB Fairway Crossing Acct | 68,115.05  |

**Total Operating Cash** **1,110,415.72**

#### Operating CDs

|               |            |
|---------------|------------|
| ACB 4 WK CDs  | 250,028.77 |
| ACB 4 WK CDs  | 350,109.31 |
| ACB 4 WK CDs  | 125,044.12 |
| ACB 13 WK CDs | 600,202.55 |

**Total Operating CDs** **1,325,384.75**

#### Reserve Cash

|                          |           |
|--------------------------|-----------|
| ACB Capital Reserve Cash | 79,489.17 |
|--------------------------|-----------|

**Total Reserve Cash** **79,489.17**

#### Reserve CDs

|              |            |
|--------------|------------|
| ACB 4 WK CDs | 245,096.68 |
|--------------|------------|

**Total Reserve CDs** **245,096.68**

#### Current Assets

|                                |          |
|--------------------------------|----------|
| Interfund Assets (Liabilities) | 1,059.35 |
|--------------------------------|----------|

**Total Current Assets** **1,059.35**

#### **Total Assets**

**2,761,445.67**

### Liabilities & Equity

#### Liabilities

|                                  |           |
|----------------------------------|-----------|
| Fall Creek CSO - Enhancement Fee | 21,859.19 |
| Deposits - ARC                   | 30,000.00 |

**Total Liabilities** **51,859.19**

#### Prepaid Assessments

|                     |            |
|---------------------|------------|
| Prepaid Assessments | 831,878.47 |
|---------------------|------------|

**Total Prepaid Assessments** **831,878.47**

#### Capital

|                                |            |
|--------------------------------|------------|
| Operating Fund                 | 816,938.11 |
| Reserve Fund                   | 244,170.20 |
| Serrano Creek Operating Fund   | 155,110.70 |
| Current Year Net Income (Loss) | 661,489.00 |

**Total Capital** **1,877,708.01**

#### **Total Liabilities & Equity**

**2,761,445.67**

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

***Fairway Crossing Gated Neighborhood***

Period 12/1/2014 to 12/31/2014 11:59:00 PM

|                                     | GL Code | Month              |                 | Year             |                  | Annual           | Remainder        |
|-------------------------------------|---------|--------------------|-----------------|------------------|------------------|------------------|------------------|
|                                     |         | Actual             | Budget          | Actual           | Budget           |                  |                  |
| <b>Income</b>                       |         |                    |                 |                  |                  |                  |                  |
| <b><u>Assessment Income</u></b>     |         |                    |                 |                  |                  |                  |                  |
| Neighborhood Fee                    | 4130    | (93,689.50)        | 58.00           | 93,800.00        | 93,261.00        | 93,261.00        | (539.00)         |
| <b>Total Assessment Income</b>      |         | <b>(93,689.50)</b> | <b>58.00</b>    | <b>93,800.00</b> | <b>93,261.00</b> | <b>93,261.00</b> | <b>(539.00)</b>  |
| <b><u>Other Income</u></b>          |         |                    |                 |                  |                  |                  |                  |
| Bank Interest                       | 4350    | 0.00               | 3.00            | 0.00             | 25.00            | 25.00            | 25.00            |
| Gate Entry Access Income            | 4505    | 0.00               | 38.00           | 0.00             | 500.00           | 500.00           | 500.00           |
| Miscellaneous                       | 4710    | 0.00               | 12.00           | 0.00             | 100.00           | 100.00           | 100.00           |
| <b>Total Other Income</b>           |         | <b>0.00</b>        | <b>53.00</b>    | <b>0.00</b>      | <b>625.00</b>    | <b>625.00</b>    | <b>625.00</b>    |
| <b>Total Income</b>                 |         | <b>(93,689.50)</b> | <b>111.00</b>   | <b>93,800.00</b> | <b>93,886.00</b> | <b>93,886.00</b> | <b>86.00</b>     |
| <b>Expense</b>                      |         |                    |                 |                  |                  |                  |                  |
| <b><u>Entry Maintenance</u></b>     |         |                    |                 |                  |                  |                  |                  |
| Entry Gate Maintenance              | 5115    | (11,560.01)        | 1,250.00        | 12,620.87        | 15,000.00        | 15,000.00        | 2,379.13         |
| Private Street Maintenance          | 5140    | 0.00               | 87.00           | 0.00             | 1,000.00         | 1,000.00         | 1,000.00         |
| EZ Tags, Fobs, Decals               | 5155    | (844.36)           | 0.00            | 844.36           | 0.00             | 0.00             | (844.36)         |
| <b>Total Entry Maintenance</b>      |         | <b>(12,404.37)</b> | <b>1,337.00</b> | <b>13,465.23</b> | <b>16,000.00</b> | <b>16,000.00</b> | <b>2,534.77</b>  |
| <b><u>General Maintenance</u></b>   |         |                    |                 |                  |                  |                  |                  |
| General Maint. & Repairs            | 5610    | 0.00               | 413.00          | 0.00             | 5,000.00         | 5,000.00         | 5,000.00         |
| Site Signs                          | 5635    | 0.00               | 38.00           | 0.00             | 500.00           | 500.00           | 500.00           |
| <b>Total General Maintenance</b>    |         | <b>0.00</b>        | <b>451.00</b>   | <b>0.00</b>      | <b>5,500.00</b>  | <b>5,500.00</b>  | <b>5,500.00</b>  |
| <b><u>Lake Maintenance</u></b>      |         |                    |                 |                  |                  |                  |                  |
| Lake Maintenance                    | 5240    | (7,700.00)         | 700.00          | 8,400.00         | 8,400.00         | 8,400.00         | 0.00             |
| Lake Chemicals                      | 5245    | (2,861.16)         | 256.00          | 2,961.83         | 3,050.00         | 3,050.00         | 88.17            |
| <b>Total Lake Maintenance</b>       |         | <b>(10,561.16)</b> | <b>956.00</b>   | <b>11,361.83</b> | <b>11,450.00</b> | <b>11,450.00</b> | <b>88.17</b>     |
| <b><u>Landscape Maintenance</u></b> |         |                    |                 |                  |                  |                  |                  |
| Landscape Extras & Improvement      | 5335    | 0.00               | 1,663.00        | 0.00             | 20,000.00        | 20,000.00        | 20,000.00        |
| Force Mow                           | 5355    | 0.00               | 100.00          | 0.00             | 1,200.00         | 1,200.00         | 1,200.00         |
| <b>Total Landscape Maintenance</b>  |         | <b>0.00</b>        | <b>1,763.00</b> | <b>0.00</b>      | <b>21,200.00</b> | <b>21,200.00</b> | <b>21,200.00</b> |

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

***Fairway Crossing Gated Neighborhood***

Period 12/1/2014 to 12/31/2014 11:59:00 PM

|                                 | <u>GL Code</u> | Month              |                   | Year             |                  | Annual           | Remainder        |
|---------------------------------|----------------|--------------------|-------------------|------------------|------------------|------------------|------------------|
|                                 |                | Actual             | Budget            | Actual           | Budget           |                  |                  |
| <b><u>Other Expenses</u></b>    |                |                    |                   |                  |                  |                  |                  |
| Miscellaneous                   | 7410           | 0.00               | 87.00             | 0.00             | 1,000.00         | 1,000.00         | 1,000.00         |
| <b>Total Other Expenses</b>     |                | <b>0.00</b>        | <b>87.00</b>      | <b>0.00</b>      | <b>1,000.00</b>  | <b>1,000.00</b>  | <b>1,000.00</b>  |
| <b><u>Utility Expenses</u></b>  |                |                    |                   |                  |                  |                  |                  |
| Power-Entry/Irrigation          | 6512           | 0.00               | 212.00            | 0.00             | 2,500.00         | 2,500.00         | 2,500.00         |
| Telephone                       | 6530           | 0.00               | 150.00            | 95.76            | 1,800.00         | 1,800.00         | 1,704.24         |
| Water-Sprinkler System          | 6560           | 0.00               | 50.00             | 0.00             | 1,700.00         | 1,700.00         | 1,700.00         |
| <b>Total Utility Expenses</b>   |                | <b>0.00</b>        | <b>412.00</b>     | <b>95.76</b>     | <b>6,000.00</b>  | <b>6,000.00</b>  | <b>5,904.24</b>  |
| <b>Total Expense</b>            |                | <b>(22,965.53)</b> | <b>5,006.00</b>   | <b>24,922.82</b> | <b>61,150.00</b> | <b>61,150.00</b> | <b>36,227.18</b> |
| <b>Excess Revenue / Expense</b> |                | <b>(70,723.97)</b> | <b>(4,895.00)</b> | <b>68,877.18</b> | <b>32,736.00</b> | <b>32,736.00</b> | <b>36,141.18</b> |

# Fall Creek Homeowners Association, Inc.

## PCMI - Income/Expense Statement Comparison Budget to Actual

### Operating

Period 12/1/2014 to 12/31/2014 11:59:00 PM

|   | GL Code | Month                 |                     | Year                |                     | Annual              | Remainder           |
|---|---------|-----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   |         | Actual                | Budget              | Actual              | Budget              |                     |                     |
| <b>Income</b>                                 |         |                       |                     |                     |                     |                     |                     |
| <b>Assessment Income</b>                      |         |                       |                     |                     |                     |                     |                     |
| Maint Fee/Resident/Prior Yr                   | 4111    | (54,434.46)           | 837.00              | 57,625.34           | 10,000.00           | 10,000.00           | (47,625.34)         |
| Maint Fee/Builder/Prior Yr                    | 4112    | (18,875.57)           | 413.00              | 18,875.57           | 5,000.00            | 5,000.00            | (13,875.57)         |
| Maint Fee/Resident                            | 4121    | (2,057,066.75)        | 594.00              | 2,056,349.23        | 1,957,325.00        | 1,957,325.00        | (99,024.23)         |
| Maint Fee/Builder                             | 4122    | (75,130.69)           | 0.00                | 75,130.69           | 74,100.00           | 74,100.00           | (1,030.69)          |
| Fall Creek Commercial / Comm Services- Shared | 4125    | (378,770.27)          | 0.00                | 378,770.27          | 234,450.00          | 234,450.00          | (144,320.27)        |
| <b>Total Assessment Income</b>                |         | <b>(2,584,277.74)</b> | <b>1,844.00</b>     | <b>2,586,751.10</b> | <b>2,280,875.00</b> | <b>2,280,875.00</b> | <b>(305,876.10)</b> |
| <b>Fee Income</b>                             |         |                       |                     |                     |                     |                     |                     |
| Cap Fee                                       | 4150    | (59,639.17)           | 7,125.00            | 59,639.18           | 85,500.00           | 85,500.00           | 25,860.82           |
| Delinquent Letter                             | 4170    | (5,677.43)            | 100.00              | 5,884.06            | 1,000.00            | 1,000.00            | (4,884.06)          |
| Interest on Maintenance Fees                  | 4205    | (24,788.41)           | 90.00               | 26,008.42           | 1,000.00            | 1,000.00            | (25,008.42)         |
| Attorney Fees-Deed Rest Viol                  | 4311    | (72.50)               | 0.00                | 612.50              | 0.00                | 0.00                | (612.50)            |
| Attorney Fees-Maintenance Coll                | 4312    | (32,299.56)           | 112.00              | 33,892.88           | 1,000.00            | 1,000.00            | (32,892.88)         |
| NSF Charge - PCMI                             | 4321    | (100.00)              | 0.00                | 100.00              | 0.00                | 0.00                | (100.00)            |
| Pmt Processing/Collection/Bookkeeping Fees    | 4325    | (180.00)              | 0.00                | 240.00              | 200.00              | 200.00              | (40.00)             |
| Yard Maintenance                              | 4330    | (593.77)              | 0.00                | 593.77              | 0.00                | 0.00                | (593.77)            |
| <b>Total Fee Income</b>                       |         | <b>(123,350.84)</b>   | <b>7,427.00</b>     | <b>126,970.81</b>   | <b>88,700.00</b>    | <b>88,700.00</b>    | <b>(38,270.81)</b>  |
| <b>Other Income</b>                           |         |                       |                     |                     |                     |                     |                     |
| ARC Fee                                       | 4345    | (100.00)              | 0.00                | 100.00              | 0.00                | 0.00                | (100.00)            |
| Bank Interest                                 | 4350    | (1,099.80)            | 12.00               | 1,099.80            | 100.00              | 100.00              | (999.80)            |
| Gate Entry Access Income                      | 4505    | (2,225.00)            | 0.00                | 2,325.00            | 0.00                | 0.00                | (2,325.00)          |
| Amenity Access Income                         | 4506    | (1,205.00)            | 38.00               | 1,405.00            | 500.00              | 500.00              | (905.00)            |
| Community Events                              | 4540    | (41.00)               | 0.00                | 41.00               | 0.00                | 0.00                | (41.00)             |
| Security Reimbursement - WCID 96              | 4670    | (175,868.00)          | 15,988.00           | 191,856.00          | 191,856.00          | 191,856.00          | 0.00                |
| Employee Salary Reimbursement                 | 4671    | (6,084.00)            | 0.00                | 6,084.00            | 2,773.00            | 2,773.00            | (3,311.00)          |
| Trash Reimbursement - WCID 96                 | 4680    | 0.00                  | (156,611.00)        | 0.00                | 0.00                | 0.00                | 0.00                |
| Miscellaneous                                 | 4710    | (772.72)              | 38.00               | 772.72              | 500.00              | 500.00              | (272.72)            |
| Write Off Contra Account                      | 4999    | 40,078.03             | 0.00                | (40,078.03)         | 0.00                | 0.00                | 40,078.03           |
| <b>Total Other Income</b>                     |         | <b>(147,317.49)</b>   | <b>(140,535.00)</b> | <b>163,605.49</b>   | <b>195,729.00</b>   | <b>195,729.00</b>   | <b>32,123.51</b>    |

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

**Operating**

Period 12/1/2014 to 12/31/2014 11:59:00 PM

|                                      |                       | Month                 |                     | Year                |                     | Annual              | Remainder           |
|--------------------------------------|-----------------------|-----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|                                      |                       | Actual                | Budget              | Actual              | Budget              |                     |                     |
| <b>Total Income</b>                  |                       | <b>(2,854,946.07)</b> | <b>(131,264.00)</b> | <b>2,877,327.40</b> | <b>2,565,304.00</b> | <b>2,565,304.00</b> | <b>(312,023.40)</b> |
| <b>Expense</b>                       |                       |                       |                     |                     |                     |                     |                     |
| <b><u>Amenity Maintenance</u></b>    | <b><u>GL Code</u></b> |                       |                     |                     |                     |                     |                     |
| Clubhouse Supplies                   | 5510                  | (4,352.44)            | 350.00              | 4,694.16            | 4,200.00            | 4,200.00            | (494.16)            |
| Fitness Center Expense               | 5520                  | (7,840.30)            | 700.00              | 7,840.30            | 9,600.00            | 9,600.00            | 1,759.70            |
| Amenity Access Repairs               | 5540                  | (2,731.16)            | 413.00              | 2,731.16            | 5,000.00            | 5,000.00            | 2,268.84            |
| Key Fob Expense                      | 5550                  | (5,001.15)            | 0.00                | 5,693.95            | 3,000.00            | 3,000.00            | (2,693.95)          |
| Electrical Repairs                   | 5560                  | (12,660.80)           | 1,500.00            | 12,660.80           | 18,000.00           | 18,000.00           | 5,339.20            |
| Playground Repair & Maintenance      | 5576                  | (8,860.26)            | 413.00              | 8,860.26            | 5,000.00            | 5,000.00            | (3,860.26)          |
| Tennis Court Maint & Repairs         | 5585                  | (2,342.70)            | 250.00              | 2,342.70            | 3,000.00            | 3,000.00            | 657.30              |
| <b>Total Amenity Maintenance</b>     |                       | <b>(43,788.81)</b>    | <b>3,626.00</b>     | <b>44,823.33</b>    | <b>47,800.00</b>    | <b>47,800.00</b>    | <b>2,976.67</b>     |
| <b><u>Capital Improvements</u></b>   | <b><u>GL Code</u></b> |                       |                     |                     |                     |                     |                     |
| Capital Improvement                  | 7815                  | (157,415.00)          | 0.00                | 204,135.30          | 0.00                | 0.00                | (204,135.30)        |
| <b>Total Capital Improvements</b>    |                       | <b>(157,415.00)</b>   | <b>0.00</b>         | <b>204,135.30</b>   | <b>0.00</b>         | <b>0.00</b>         | <b>(204,135.30)</b> |
| <b><u>General Maintenance</u></b>    | <b><u>GL Code</u></b> |                       |                     |                     |                     |                     |                     |
| General Maint. & Repairs             | 5610                  | (15,305.37)           | 3,337.00            | 17,534.90           | 40,000.00           | 40,000.00           | 22,465.10           |
| Cleaning Services                    | 5615                  | (9,186.03)            | 800.00              | 11,297.97           | 9,600.00            | 9,600.00            | (1,697.97)          |
| Pest Control                         | 5625                  | (5,799.68)            | 0.00                | 5,799.68            | 6,545.00            | 6,545.00            | 745.32              |
| Site Signs                           | 5635                  | (16,174.77)           | 413.00              | 16,874.77           | 5,000.00            | 5,000.00            | (11,874.77)         |
| Fence Repair                         | 5640                  | (6,697.27)            | 837.00              | 6,697.27            | 10,000.00           | 10,000.00           | 3,302.73            |
| Vandalism Expense                    | 5660                  | (2,677.00)            | 413.00              | 2,677.00            | 5,000.00            | 5,000.00            | 2,323.00            |
| <b>Total General Maintenance</b>     |                       | <b>(55,840.12)</b>    | <b>5,800.00</b>     | <b>60,881.59</b>    | <b>76,145.00</b>    | <b>76,145.00</b>    | <b>15,263.41</b>    |
| <b><u>Insurance &amp; Taxes</u></b>  | <b><u>GL Code</u></b> |                       |                     |                     |                     |                     |                     |
| Insurance                            | 6810                  | 0.00                  | 0.00                | 45,390.00           | 45,500.00           | 45,500.00           | 110.00              |
| Property Taxes                       | 6855                  | (1,975.57)            | 0.00                | 1,975.57            | 10,000.00           | 10,000.00           | 8,024.43            |
| <b>Total Insurance &amp; Taxes</b>   |                       | <b>(1,975.57)</b>     | <b>0.00</b>         | <b>47,365.57</b>    | <b>55,500.00</b>    | <b>55,500.00</b>    | <b>8,134.43</b>     |
| <b><u>Irrigation Maintenance</u></b> | <b><u>GL Code</u></b> |                       |                     |                     |                     |                     |                     |
| Sprinkler System Repair              | 5210                  | (59,133.80)           | 5,000.00            | 61,194.08           | 60,000.00           | 60,000.00           | (1,194.08)          |
| <b>Total Irrigation Maintenance</b>  |                       | <b>(59,133.80)</b>    | <b>5,000.00</b>     | <b>61,194.08</b>    | <b>60,000.00</b>    | <b>60,000.00</b>    | <b>(1,194.08)</b>   |
| <b><u>Lake Maintenance</u></b>       | <b><u>GL Code</u></b> |                       |                     |                     |                     |                     |                     |

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

**Operating**

Period 12/1/2014 to 12/31/2014 11:59:00 PM

|                                     |                       | Month               |                  | Year              |                   |                   |                    |
|-------------------------------------|-----------------------|---------------------|------------------|-------------------|-------------------|-------------------|--------------------|
|                                     |                       | Actual              | Budget           | Actual            | Budget            | Annual            | Remainder          |
| Lake Maintenance                    | 5240                  | (11,962.24)         | 1,100.00         | 13,062.24         | 13,200.00         | 13,200.00         | 137.76             |
| Lake Chemicals                      | 5245                  | (4,965.74)          | 350.00           | 5,078.30          | 4,200.00          | 4,200.00          | (878.30)           |
| <b>Total Lake Maintenance</b>       |                       | <b>(16,927.98)</b>  | <b>1,450.00</b>  | <b>18,140.54</b>  | <b>17,400.00</b>  | <b>17,400.00</b>  | <b>(740.54)</b>    |
| <b><u>Landscape Maintenance</u></b> | <b><u>GL Code</u></b> |                     |                  |                   |                   |                   |                    |
| Landscape Contract                  | 5310                  | (489,334.22)        | 45,000.00        | 532,554.22        | 540,000.00        | 540,000.00        | 7,445.78           |
| Landscape Extras & Improvement      | 5335                  | (116,554.05)        | 16,663.00        | 120,920.99        | 200,000.00        | 200,000.00        | 79,079.01          |
| Force Mow                           | 5355                  | (1,844.92)          | 500.00           | 1,844.92          | 10,000.00         | 10,000.00         | 8,155.08           |
| Annual Color                        | 5375                  | (32,850.00)         | 0.00             | 65,700.00         | 65,700.00         | 65,700.00         | 0.00               |
| Tree Contract                       | 5385                  | (4,630.40)          | 8,337.00         | 4,630.40          | 100,000.00        | 100,000.00        | 95,369.60          |
| <b>Total Landscape Maintenance</b>  |                       | <b>(645,213.59)</b> | <b>70,500.00</b> | <b>725,650.53</b> | <b>915,700.00</b> | <b>915,700.00</b> | <b>190,049.47</b>  |
| <b><u>Other Expenses</u></b>        | <b><u>GL Code</u></b> |                     |                  |                   |                   |                   |                    |
| Copies                              | 7110                  | (1,637.53)          | 125.00           | 1,669.14          | 1,500.00          | 1,500.00          | (169.14)           |
| Delivery/Fax Transmittals           | 7120                  | (190.46)            | 12.00            | 190.46            | 100.00            | 100.00            | (90.46)            |
| Distribution                        | 7125                  | 0.00                | 0.00             | 0.00              | 1,600.00          | 1,600.00          | 1,600.00           |
| Office Supplies                     | 7130                  | (1,024.69)          | 25.00            | 1,024.69          | 300.00            | 300.00            | (724.69)           |
| Postage                             | 7132                  | (7,493.23)          | 413.00           | 7,740.65          | 5,000.00          | 5,000.00          | (2,740.65)         |
| Storage Fee                         | 7145                  | (3,276.39)          | 330.00           | 3,621.39          | 3,960.00          | 3,960.00          | 338.61             |
| Title Search                        | 7150                  | (18.40)             | 0.00             | 18.40             | 0.00              | 0.00              | (18.40)            |
| Meeting Expenses                    | 7215                  | (1,705.00)          | 0.00             | 1,705.00          | 0.00              | 0.00              | (1,705.00)         |
| Newsletter Expense                  | 7250                  | 0.00                | 0.00             | 0.00              | 4,000.00          | 4,000.00          | 4,000.00           |
| Community Events                    | 7270                  | (34,119.37)         | 2,500.00         | 36,174.20         | 30,000.00         | 30,000.00         | (6,174.20)         |
| YOM and Christmas Decorations       | 7275                  | (22,746.02)         | 0.00             | 22,746.02         | 18,000.00         | 18,000.00         | (4,746.02)         |
| Licenses/Fees/Permits               | 7315                  | (160.00)            | 0.00             | 160.00            | 100.00            | 100.00            | (60.00)            |
| Interest Expense                    | 7355                  | (1,019.86)          | 0.00             | 1,019.86          | 0.00              | 0.00              | (1,019.86)         |
| Bank Charges                        | 7360                  | (62.47)             | 0.00             | 62.47             | 0.00              | 0.00              | (62.47)            |
| NSF Fee- PCMI                       | 7362                  | (25.00)             | 0.00             | 25.00             | 0.00              | 0.00              | (25.00)            |
| Miscellaneous                       | 7410                  | (2,219.13)          | 212.00           | 2,219.13          | 2,500.00          | 2,500.00          | 280.87             |
| <b>Total Other Expenses</b>         |                       | <b>(75,697.55)</b>  | <b>3,617.00</b>  | <b>78,376.41</b>  | <b>67,060.00</b>  | <b>67,060.00</b>  | <b>(11,316.41)</b> |
| <b><u>Pool Maintenance</u></b>      | <b><u>GL Code</u></b> |                     |                  |                   |                   |                   |                    |
| Pool Contract                       | 5405                  | (155,156.25)        | 700.00           | 156,509.38        | 132,633.00        | 132,633.00        | (23,876.38)        |
| Pool Maint & Repairs                | 5410                  | (76,634.35)         | 4,163.00         | 76,634.35         | 50,000.00         | 50,000.00         | (26,634.35)        |
| <b>Total Pool Maintenance</b>       |                       | <b>(231,790.60)</b> | <b>4,863.00</b>  | <b>233,143.73</b> | <b>182,633.00</b> | <b>182,633.00</b> | <b>(50,510.73)</b> |

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

**Operating**

Period 12/1/2014 to 12/31/2014 11:59:00 PM

|  | GL Code | Month               |                   | Year              |                   | Annual            | Remainder          |
|--|---------|---------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
|  |         | Actual              | Budget            | Actual            | Budget            |                   |                    |
| <b>Professional Services</b>               |         |                     |                   |                   |                   |                   |                    |
| Audit                                      | 6120    | 0.00                | 0.00              | 0.00              | 1,850.00          | 1,850.00          | 1,850.00           |
| Tax Preparation                            | 6130    | (600.00)            | 0.00              | 600.00            | 600.00            | 600.00            | 0.00               |
| Other Professional Services                | 6150    | (23,670.02)         | 1,800.00          | 25,648.35         | 21,600.00         | 21,600.00         | (4,048.35)         |
| Legal                                      | 6160    | (33,625.12)         | 2,087.00          | 33,463.12         | 25,000.00         | 25,000.00         | (8,463.12)         |
| Legal-Deed Rest Enforcement                | 6161    | (975.00)            | 250.00            | 975.00            | 3,000.00          | 3,000.00          | 2,025.00           |
| Legal Mtce Fee Collection                  | 6162    | (31,766.31)         | 4,163.00          | 38,279.26         | 50,000.00         | 50,000.00         | 11,720.74          |
| Legal-Misc                                 | 6163    | 0.00                | 0.00              | 47,284.01         | 0.00              | 0.00              | (47,284.01)        |
| Administrative Services                    | 6210    | (73,450.23)         | 13,000.00         | 81,300.23         | 123,690.00        | 123,690.00        | 42,389.77          |
| ARC Reviews                                | 6215    | (19,965.63)         | 1,500.00          | 22,130.63         | 18,000.00         | 18,000.00         | (4,130.63)         |
| Billing                                    | 6225    | (3,994.43)          | 0.00              | 3,994.43          | 6,489.00          | 6,489.00          | 2,494.57           |
| Payment Processing/Collection              | 6230    | (100.00)            | 0.00              | 100.00            | 0.00              | 0.00              | (100.00)           |
| Payroll Fees                               | 6255    | (2,169.31)          | 0.00              | 2,361.19          | 800.00            | 800.00            | (1,561.19)         |
| Payroll Tax                                | 6256    | (4,020.71)          | 0.00              | 4,248.54          | 1,040.00          | 1,040.00          | (3,208.54)         |
| Employee Salaries                          | 6257    | (17,395.78)         | 0.00              | 18,487.43         | 5,545.00          | 5,545.00          | (12,942.43)        |
| Pool/Rec. Ctr. Administration              | 6275    | (5,535.02)          | 550.00            | 6,085.02          | 6,600.00          | 6,600.00          | 514.98             |
| Internet/Web Services                      | 6280    | (1,787.13)          | 0.00              | 1,866.13          | 800.00            | 800.00            | (1,066.13)         |
| <b>Total Professional Services</b>         |         | <b>(219,054.69)</b> | <b>23,350.00</b>  | <b>286,823.34</b> | <b>265,014.00</b> | <b>265,014.00</b> | <b>(21,809.34)</b> |
| <b>Reserve/Contingency Transfers</b>       |         |                     |                   |                   |                   |                   |                    |
| Capital Reserve Allocation                 | 9820    | (120,000.00)        | 100,000.00        | 120,000.00        | 100,000.00        | 100,000.00        | (20,000.00)        |
| <b>Total Reserve/Contingency Transfers</b> |         | <b>(120,000.00)</b> | <b>100,000.00</b> | <b>120,000.00</b> | <b>100,000.00</b> | <b>100,000.00</b> | <b>(20,000.00)</b> |
| <b>Security Expense</b>                    |         |                     |                   |                   |                   |                   |                    |
| Patrol Services                            | 6910    | (175,868.00)        | 15,988.00         | 191,856.00        | 191,856.00        | 191,856.00        | 0.00               |
| Alarm Monitoring                           | 6945    | 0.00                | 0.00              | 518.94            | 0.00              | 0.00              | (518.94)           |
| False Alarms                               | 6946    | (675.00)            | 0.00              | 675.00            | 0.00              | 0.00              | (675.00)           |
| <b>Total Security Expense</b>              |         | <b>(176,543.00)</b> | <b>15,988.00</b>  | <b>193,049.94</b> | <b>191,856.00</b> | <b>191,856.00</b> | <b>(1,193.94)</b>  |
| <b>Utility Expenses</b>                    |         |                     |                   |                   |                   |                   |                    |
| Power-Street Lights                        | 6510    | (193,576.56)        | 17,000.00         | 208,779.75        | 204,000.00        | 204,000.00        | (4,779.75)         |
| Power-Recreation Center                    | 6511    | (24,805.64)         | 2,500.00          | 27,752.25         | 32,500.00         | 32,500.00         | 4,747.75           |
| Power-Entry/Irrigation                     | 6512    | (14,162.62)         | 1,200.00          | 15,971.11         | 14,400.00         | 14,400.00         | (1,571.11)         |
| Power-Irrigation                           | 6516    | 196.22              | 0.00              | (196.22)          | 0.00              | 0.00              | 196.22             |
| Telephone                                  | 6530    | (11,784.22)         | 1,000.00          | 11,451.60         | 12,800.00         | 12,800.00         | 1,348.40           |

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

**Operating**

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|                                 |      | Month                 |                     | Year                |                     | Annual              | Remainder          |
|---------------------------------|------|-----------------------|---------------------|---------------------|---------------------|---------------------|--------------------|
|                                 |      | Actual                | Budget              | Actual              | Budget              |                     |                    |
| Water / Sewer                   | 6550 | (120.32)              | 500.00              | 120.32              | 6,000.00            | 6,000.00            | 5,879.68           |
| Water-Sprinkler System          | 6560 | (62,309.92)           | 1,800.00            | 64,885.40           | 57,750.00           | 57,750.00           | (7,135.40)         |
| Gas Service                     | 6570 | (1,297.85)            | 100.00              | 1,392.76            | 2,275.00            | 2,275.00            | 882.24             |
| Cable TV                        | 6575 | (975.36)              | 120.00              | 1,080.00            | 1,440.00            | 1,440.00            | 360.00             |
| Trash Service                   | 6590 | (4,640.83)            | 350.00              | 5,004.91            | 4,200.00            | 4,200.00            | (804.91)           |
| <b>Total Utility Expenses</b>   |      | <b>(313,477.10)</b>   | <b>24,570.00</b>    | <b>336,241.88</b>   | <b>335,365.00</b>   | <b>335,365.00</b>   | <b>(876.88)</b>    |
| <b>Total Expense</b>            |      | <b>(2,116,857.81)</b> | <b>258,764.00</b>   | <b>2,409,826.24</b> | <b>2,314,473.00</b> | <b>2,314,473.00</b> | <b>(95,353.24)</b> |
| <b>Excess Revenue / Expense</b> |      | <b>(738,088.26)</b>   | <b>(390,028.00)</b> | <b>467,501.16</b>   | <b>250,831.00</b>   | <b>250,831.00</b>   | <b>216,670.16</b>  |



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

**Reserve**

Period 12/1/2014 to 12/31/2014 11:59:00 PM

|                                   |                       | Month               |                     | Year              |             | Annual      | Remainder           |
|-----------------------------------|-----------------------|---------------------|---------------------|-------------------|-------------|-------------|---------------------|
|                                   |                       | Actual              | Budget              | Actual            | Budget      |             |                     |
| <b>Income</b>                     |                       |                     |                     |                   |             |             |                     |
| <b><u>Other</u></b>               | <b><u>GL Code</u></b> |                     |                     |                   |             |             |                     |
| Capital Reserve Contribution      | 9805                  | (120,000.00)        | (281,862.00)        | 120,000.00        | 0.00        | 0.00        | (120,000.00)        |
| <b>Total Other</b>                |                       | <b>(120,000.00)</b> | <b>(281,862.00)</b> | <b>120,000.00</b> | <b>0.00</b> | <b>0.00</b> | <b>(120,000.00)</b> |
| <b><u>Other Income</u></b>        | <b><u>GL Code</u></b> |                     |                     |                   |             |             |                     |
| Bank Interest                     | 4350                  | (369.14)            | (394.00)            | 415.65            | 0.00        | 0.00        | (415.65)            |
| <b>Total Other Income</b>         |                       | <b>(369.14)</b>     | <b>(394.00)</b>     | <b>415.65</b>     | <b>0.00</b> | <b>0.00</b> | <b>(415.65)</b>     |
| <b>Total Income</b>               |                       | <b>(120,369.14)</b> | <b>(282,256.00)</b> | <b>120,415.65</b> | <b>0.00</b> | <b>0.00</b> | <b>(120,415.65)</b> |
| <b>Expense</b>                    |                       |                     |                     |                   |             |             |                     |
| <b><u>General Maintenance</u></b> | <b><u>GL Code</u></b> |                     |                     |                   |             |             |                     |
| General Maint. & Repairs          | 5610                  | (20,542.50)         | (38,100.00)         | 20,542.50         | 0.00        | 0.00        | (20,542.50)         |
| <b>Total General Maintenance</b>  |                       | <b>(20,542.50)</b>  | <b>(38,100.00)</b>  | <b>20,542.50</b>  | <b>0.00</b> | <b>0.00</b> | <b>(20,542.50)</b>  |
| <b>Total Expense</b>              |                       | <b>(20,542.50)</b>  | <b>(38,100.00)</b>  | <b>20,542.50</b>  | <b>0.00</b> | <b>0.00</b> | <b>(20,542.50)</b>  |
| <b>Excess Revenue / Expense</b>   |                       | <b>(99,826.64)</b>  | <b>(244,156.00)</b> | <b>99,873.15</b>  | <b>0.00</b> | <b>0.00</b> | <b>99,873.15</b>    |

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

**Serrano Creek Gated Neighborhood**

Period 12/1/2014 to 12/31/2014 11:59:00 PM

|                                  | GL Code | Month              |               | Year              |                  | Annual           | Remainder         |
|----------------------------------|---------|--------------------|---------------|-------------------|------------------|------------------|-------------------|
|                                  |         | Actual             | Budget        | Actual            | Budget           |                  |                   |
| <b>Income</b>                    |         |                    |               |                   |                  |                  |                   |
| <b>Assessment Income</b>         |         |                    |               |                   |                  |                  |                   |
| Maint Fee/Resident/Prior Yr      | 4111    | (2,962.92)         | 0.00          | 2,962.92          | 0.00             | 0.00             | (2,962.92)        |
| Neighborhood Fee/Prior Yr        | 4120    | (2,930.65)         | 0.00          | 2,930.65          | 0.00             | 0.00             | (2,930.65)        |
| Neighborhood Fee                 | 4130    | (44,800.00)        | 29.00         | 44,800.00         | 43,044.00        | 43,044.00        | (1,756.00)        |
| <b>Total Assessment Income</b>   |         | <b>(50,693.57)</b> | <b>29.00</b>  | <b>50,693.57</b>  | <b>43,044.00</b> | <b>43,044.00</b> | <b>(7,649.57)</b> |
| <b>Other Income</b>              |         |                    |               |                   |                  |                  |                   |
| Bank Interest                    | 4350    | (48.46)            | 3.00          | 48.46             | 25.00            | 25.00            | (23.46)           |
| Gate Entry Access Income         | 4505    | (2,220.00)         | 38.00         | 2,220.00          | 500.00           | 500.00           | (1,720.00)        |
| Miscellaneous                    | 4710    | 0.00               | 12.00         | 0.00              | 100.00           | 100.00           | 100.00            |
| Write Off Contra Account         | 4999    | 5,101.55           | 0.00          | (5,101.55)        | 0.00             | 0.00             | 5,101.55          |
| <b>Total Other Income</b>        |         | <b>2,833.09</b>    | <b>53.00</b>  | <b>(2,833.09)</b> | <b>625.00</b>    | <b>625.00</b>    | <b>3,458.09</b>   |
| <b>Total Income</b>              |         | <b>(47,860.48)</b> | <b>82.00</b>  | <b>47,860.48</b>  | <b>43,669.00</b> | <b>43,669.00</b> | <b>(4,191.48)</b> |
| <b>Expense</b>                   |         |                    |               |                   |                  |                  |                   |
| <b>Entry Maintenance</b>         |         |                    |               |                   |                  |                  |                   |
| Entry Gate Maintenance           | 5115    | (12,189.41)        | 837.00        | 12,189.41         | 10,000.00        | 10,000.00        | (2,189.41)        |
| Entry Fountain Maint             | 5120    | (302.70)           | 0.00          | 302.70            | 0.00             | 0.00             | (302.70)          |
| Private Street Maintenance       | 5140    | 0.00               | 87.00         | 0.00              | 1,000.00         | 1,000.00         | 1,000.00          |
| EZ Tags, Fobs, Decals            | 5155    | (562.89)           | 0.00          | 562.89            | 0.00             | 0.00             | (562.89)          |
| <b>Total Entry Maintenance</b>   |         | <b>(13,055.00)</b> | <b>924.00</b> | <b>13,055.00</b>  | <b>11,000.00</b> | <b>11,000.00</b> | <b>(2,055.00)</b> |
| <b>General Maintenance</b>       |         |                    |               |                   |                  |                  |                   |
| General Maint. & Repairs         | 5610    | 0.00               | 413.00        | 0.00              | 5,000.00         | 5,000.00         | 5,000.00          |
| Site Signs                       | 5635    | 0.00               | 38.00         | 0.00              | 500.00           | 500.00           | 500.00            |
| <b>Total General Maintenance</b> |         | <b>0.00</b>        | <b>451.00</b> | <b>0.00</b>       | <b>5,500.00</b>  | <b>5,500.00</b>  | <b>5,500.00</b>   |
| <b>Lake Maintenance</b>          |         |                    |               |                   |                  |                  |                   |
| Lake Maintenance                 | 5240    | (4,617.60)         | 400.00        | 5,017.60          | 4,800.00         | 4,800.00         | (217.60)          |
| Lake Chemicals                   | 5245    | (2,515.00)         | 163.00        | 2,515.00          | 1,950.00         | 1,950.00         | (565.00)          |
| <b>Total Lake Maintenance</b>    |         | <b>(7,132.60)</b>  | <b>563.00</b> | <b>7,532.60</b>   | <b>6,750.00</b>  | <b>6,750.00</b>  | <b>(782.60)</b>   |
| <b>Landscape Maintenance</b>     |         |                    |               |                   |                  |                  |                   |

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

**Serrano Creek Gated Neighborhood**

Period 12/1/2014 to 12/31/2014 11:59:00 PM

|                                    |                       | Month              |                   | Year             |                  | Annual           | Remainder        |
|------------------------------------|-----------------------|--------------------|-------------------|------------------|------------------|------------------|------------------|
|                                    |                       | Actual             | Budget            | Actual           | Budget           |                  |                  |
| Landscape Extras & Improvement     | 5335                  | (842.31)           | 1,000.00          | 842.31           | 12,000.00        | 12,000.00        | 11,157.69        |
| Force Mow                          | 5355                  | 0.00               | 100.00            | 0.00             | 1,200.00         | 1,200.00         | 1,200.00         |
| <b>Total Landscape Maintenance</b> |                       | <b>(842.31)</b>    | <b>1,100.00</b>   | <b>842.31</b>    | <b>13,200.00</b> | <b>13,200.00</b> | <b>12,357.69</b> |
| <b><u>Other Expenses</u></b>       | <b><u>GL Code</u></b> |                    |                   |                  |                  |                  |                  |
| Printing Cost                      | 7135                  | (1,038.35)         | 0.00              | 1,038.35         | 0.00             | 0.00             | (1,038.35)       |
| Miscellaneous                      | 7410                  | 0.00               | 87.00             | 0.00             | 1,000.00         | 1,000.00         | 1,000.00         |
| <b>Total Other Expenses</b>        |                       | <b>(1,038.35)</b>  | <b>87.00</b>      | <b>1,038.35</b>  | <b>1,000.00</b>  | <b>1,000.00</b>  | <b>(38.35)</b>   |
| <b><u>Utility Expenses</u></b>     | <b><u>GL Code</u></b> |                    |                   |                  |                  |                  |                  |
| Power-Entry/Irrigation             | 6512                  | 0.00               | 212.00            | 0.00             | 2,500.00         | 2,500.00         | 2,500.00         |
| Telephone                          | 6530                  | 0.00               | 150.00            | 154.71           | 1,800.00         | 1,800.00         | 1,645.29         |
| Water-Sprinkler System             | 6560                  | 0.00               | 50.00             | 0.00             | 1,700.00         | 1,700.00         | 1,700.00         |
| <b>Total Utility Expenses</b>      |                       | <b>0.00</b>        | <b>412.00</b>     | <b>154.71</b>    | <b>6,000.00</b>  | <b>6,000.00</b>  | <b>5,845.29</b>  |
| <b>Total Expense</b>               |                       | <b>(22,068.26)</b> | <b>3,537.00</b>   | <b>22,622.97</b> | <b>43,450.00</b> | <b>43,450.00</b> | <b>20,827.03</b> |
| <b>Excess Revenue / Expense</b>    |                       | <b>(25,792.22)</b> | <b>(3,455.00)</b> | <b>25,237.51</b> | <b>219.00</b>    | <b>219.00</b>    | <b>25,018.51</b> |

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

**Serrano Creek Gated Neighborhood Reserve**

Period 12/1/2014 to 12/31/2014 11:59:00 PM

|                                 |                | Month       |                 | Year        |             | Annual      | Remainder   |
|---------------------------------|----------------|-------------|-----------------|-------------|-------------|-------------|-------------|
|                                 |                | Actual      | Budget          | Actual      | Budget      |             |             |
| <b>Expense</b>                  |                |             |                 |             |             |             |             |
| <u>Utility Expenses</u>         | <u>GL Code</u> |             |                 |             |             |             |             |
| Power-Street Lights             | 6510           | 0.00        | (683.00)        | 0.00        | 0.00        | 0.00        | 0.00        |
| <b>Total Utility Expenses</b>   |                | <b>0.00</b> | <b>(683.00)</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> |
| <b>Total Expense</b>            |                | <b>0.00</b> | <b>(683.00)</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> |
| <b>Excess Revenue / Expense</b> |                | <b>0.00</b> | <b>683.00</b>   | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> |