

TWIN RIVERS OWNERS ASSOCIATION
Preliminary Budget Overview
 January through December 2014

	BUDGET	PROJECTED	OPERATING	CRF	BUDGET
	Jan - Dec 13	Jan - Dec 13	Jan - Dec 14	Jan - Dec 14	Jan - Dec 14
Income					
4000 · Homeowner Assessments	236,000.00	236,000.00	251,000.00		251,000.00
4010 · Finance Charges	0.00	161.73	0.00		0.00
4020 · Interest Income	0.00	21.86	0.00		0.00
4080 · Vending Revenue	3,000.00	2,681.55	3,000.00		3,000.00
8100 · Capital Reserve Assessments		0.00		62,200.00	62,200.00
Total Income	239,000.00	238,865.14	254,000.00	62,200.00	316,200.00
Expense					
5010 · Administrative					
5000 · Administrative	6,000.00	4,693.82	5,000.00		5,000.00
5170 · Management Fee	20,160.00	20,160.00	20,160.00		20,160.00
5175 · Web Management	400.00	55.00	100.00		100.00
5010 · Administrative - Other	0.00	0.00	0.00		0.00
Total 5010 · Administrative	26,560.00	24,908.82	25,260.00		25,260.00
5040 · Cable					
5040 · Cable	25,885.00	25,582.74	27,035.00		27,035.00
5050 · Maintenance					
5080 · Maintenance-Bldg Exterior	15,000.00	16,120.60	16,000.00		16,000.00
5085 · Maintenance-Hot Tubs & Sauna	16,500.00	24,092.01	24,000.00		24,000.00
5086 · Vending Collect/Repair/Supplies	850.00	353.24	500.00		500.00
5087 · Bldg Maint-Amenities Bldg	1,500.00	2,753.88	2,750.00		2,750.00
5090 · Grounds Maintenance	11,000.00	9,841.54	10,000.00		10,000.00
5091 · Maintenance-Parking Lot	1,000.00	472.50	500.00		500.00
5092 · Maintenance-Roofs	0.00	19,544.60	0.00		0.00
5093 · Maintenance-Wireless Network	300.00	454.77	500.00		500.00
5094 · Maintenance-Major	3,000.00	2,362.02	3,000.00		3,000.00
5095 · Maintenance-Crawl Space	0.00	0.00	0.00		0.00
Total 5050 · Maintenance	49,150.00	75,995.16	57,250.00		57,250.00
5070 · Electricity					
5070 · Electricity	14,000.00	14,676.26	14,500.00		14,500.00
5100 · Housekeeping-Amenities Bldg					
5101 · Amenities-Common Area Maint	8,300.00	9,840.59	10,000.00		10,000.00
5102 · Housekeeping-Supplies	150.00	152.17	150.00		150.00
Total 5100 · Housekeeping-Amenities Bldg	8,450.00	9,992.76	10,150.00		10,150.00
5110 · Income Taxes					
5110 · Income Taxes	0.00	0.00	0.00		0.00
5120 · Insurance Expense					
5120 · Insurance Expense	14,025.00	14,025.00	18,225.00		18,225.00
5121 · Insurance Deductible					
5121 · Insurance Deductible	5,000.00	4,857.70	5,000.00		5,000.00
5160 · Mailing Expenses					
5160 · Mailing Expenses	300.00	251.32	250.00		250.00
5180 · Meeting Expenses					
5180 · Meeting Expenses	1,500.00	194.38	200.00		200.00
5190 · Natural Gas					
5190 · Natural Gas	3,000.00	2,984.20	3,000.00		3,000.00
5200 · Professional Services					
5005 · Tax Preparation/Review/Audit	350.00	325.00	350.00		350.00
5150 · Attorney Fees/Legal	2,500.00	12,823.40	1,500.00		1,500.00
5203 · Professional Services-Other	0.00	500.00	6,000.00		6,000.00
Total 5200 · Professional Services	2,850.00	13,648.40	7,850.00		7,850.00
5220 · Snow Removal					
5221 · Snow Removal-Parking Lots	5,000.00	4,667.50	5,000.00		5,000.00

TWIN RIVERS OWNERS ASSOCIATION

Preliminary Budget Overview

January through December 2014

	BUDGET	PROJECTED	OPERATING	CRF	BUDGET
	Jan - Dec 13	Jan - Dec 13	Jan - Dec 14	Jan - Dec 14	Jan - Dec 14
5222 - Snow Removal-Roofs	1,000.00	1,640.00	1,000.00		1,000.00
5223 - Snow Removal-Shoveling	2,500.00	3,430.16	3,500.00		3,500.00
Total 5220 - Snow Removal	8,500.00	9,737.66	9,500.00		9,500.00
5260 - Trash Removal	5,200.00	5,992.95	6,000.00		6,000.00
5300 - Water and Sewer	62,000.00	62,866.50	63,000.00		63,000.00
5400-Transportation Services	5,760.00	5,760.00	5,760.00		5,760.00
8100 - Capital Replacement Expenditures	0.00	0.00	0.00	51,395.00	51,395.00
Total Expense	232,180.00	271,473.85	252,980.00	51,395.00	304,375.00
NET INCOME/(LOSS)	6,820.00	(32,608.71)	1,020.00	10,805.00	11,825.00

TWIN RIVERS OWNERS ASSOCIATION
Preliminary Budget Overview
 January through December 2014

Income

4000 · Homeowner Assessments \$15,000 of dues increase allocated to operating
 4010 · Finance Charges
 4020 · Interest Income
 4080 · Vending Revenue
 8100 · Capital Reserve Assessments \$21,000 of dues increase allocated to CRF

Total Income

Expense

5010 · Administrative
 5000 · Administrative
 5170 · Management Fee Is there an increase contracted??
 5175 · Web Management
 5010 · Administrative - Other

Total 5010 · Administrative

5040 · Cable Includes 6% increase for 9 months

5050 · Maintenance
 5080 · Maintenance-Bldg Exterior
 5085 · Maintenance-Hot Tubs & Sauna
 5086 · Vending Collect/Repair/Supplies
 5087 · Bldg Maint-Amenities Bldg
 5090 · Grounds Maintenance
 5091 · Maintenance-Parking Lot
 5092 · Maintenance-Roofs
 5093 · Maintenance-Wireless Network
 5094 · Maintenance-Major
 5095 · Maintenance-Crawl Space

Total 5050 · Maintenance

5070 · Electricity
 5100 · Housekeeping-Amenities Bldg
 5101 · Amenities-Common Area Maint
 5102 · Housekeeping-Supplies

Total 5100 · Housekeeping-Amenities Bldg

5110 · Income Taxes
 5120 · Insurance Expense
 5121 · Insurance Deductible
 5160 · Mailing Expenses
 5180 · Meeting Expenses
 5190 · Natural Gas
 5200 · Professional Services
 5005 · Tax Preparation/Review/Audit
 5150 · Attorney Fees/Legal
 5203 · Professional Services-Other

Total 5200 · Professional Services

5220 · Snow Removal
 5221 · Snow Removal-Parking Lots

TWIN RIVERS OWNERS ASSOCIATION
Preliminary Budget Overview
January through December 2014

5222 - Snow Removal-Roofs

5223 - Snow Removal-Shoveling

Total 5220 - Snow Removal

5260 - Trash Removal

5300 - Water and Sewer

5400-Transportation Services

8100 - Capital Replacement Expenditures

Total Expense

NET INCOME/(LOSS)