## FLYNN'S CROSSING HOMEOWNERS ASSOCIATION 2014 BUDGET

2013 APPROVED
BUDGET 2013 EOY Projections BUDGET
BUDGET

		BUDGET	2013 EOY Projections	BUDGET
	INCOME			
	ASSESSMENTS		102.140	100 110
41100	General Assessment Income	103,056	103,168	103,168
41000	N. H. L. LO	10.055	10.055	14.000
41200	Neighborhood One	13,875	13,875	14,009
41110	Special Assessment TOTAL ASSESSMENTS	116,931	0 117,043	117,177
	TOTAL ASSESSMENTS	110,551	117,045	117,177
	OTHER INCOME			
44000	Interest Income	1,200	1,047	1,100
46000	Late Fees/Misc. Income	0	1,250	1,000
	TOTAL OTHER INCOME	1,200	2,297	2,100
	TOTAL INCOME	118,131	119,340	119,277
	O DED A TIPLE EXPENSES			
	OPERATING EXPENSES GENERAL & ADMINISTRATIVE			
61140	Management Services	23,774	23,616	24,540
61150	Covenants Enforcement	0	3,864	4,020
61155	Other Professional	5,000	3,650	0
61165	Legal Fees	3,000	2,650	3,000
61175	Audit/Tax Prep	1,950	2,150	2,200
62500	Misc Expenses	7,000	6,000	6,500
63200	Bad Debt Expense	1,900	0	1,000
64150	Community Expenses	500	405	425
66200	Taxes	0	28	39
<u> </u>	TOTAL GENERAL & ADMIN	43,124	42,363	41,724
	INSURANCE			
67200	Insurance	1,913	2,220	3,048
67201	Insurance Deductibles	0	0	0,010
07201	TOTAL INSURANCE	1,913	2,220	3,048
	LAND & BUILDING			
72165	Utility - Electric - Shared Portion	699	651	684
73185	Landscape Contract	13,380	13,380	13,781
73190	Landscape Repairs/Maintenace	6,000	5,993	7,500
			·	
73500	Snow Removal	8,000	2,775	8,000
			·	8,000 <b>29,965</b>
	Snow Removal TOTAL LAND & BUILDING	8,000 <b>28,079</b>	2,775 22,799	29,965
	Snow Removal	8,000	2,775	
	Snow Removal TOTAL LAND & BUILDING	8,000 <b>28,079</b>	2,775 22,799	29,965
	Snow Removal  TOTAL LAND & BUILDING  TOTAL OPERATING EXPENSE	8,000 <b>28,079</b>	2,775 22,799	29,965
	Snow Removal TOTAL LAND & BUILDING  TOTAL OPERATING EXPENSE  NON-OPERATING EXPENSES	8,000 <b>28,079</b>	2,775 22,799	29,965
73500	Snow Removal  TOTAL LAND & BUILDING  TOTAL OPERATING EXPENSE  NON-OPERATING EXPENSES  RESERVE ALLOCATIONS  Capital Reserves - Shared  Contingency/Gen'l Op Reserve	8,000 28,079 73,116 9,108 4,000	2,775 22,799 67,382 9,108 4,000	29,965 74,737 8,745 4,000
73500	Snow Removal  TOTAL LAND & BUILDING  TOTAL OPERATING EXPENSE  NON-OPERATING EXPENSES  RESERVE ALLOCATIONS  Capital Reserves - Shared	8,000 28,079 73,116	2,775 22,799 67,382	29,965 74,737 8,745
73500	Snow Removal  TOTAL LAND & BUILDING  TOTAL OPERATING EXPENSE  NON-OPERATING EXPENSES  RESERVE ALLOCATIONS  Capital Reserves - Shared  Contingency/Gen'l Op Reserve  TOTAL RESERVES	9,108 4,000 13,108	2,775 22,799 67,382 9,108 4,000 13,108	29,965 74,737 8,745 4,000 12,745
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73500	Snow Removal  TOTAL LAND & BUILDING  TOTAL OPERATING EXPENSE  NON-OPERATING EXPENSES  RESERVE ALLOCATIONS  Capital Reserves - Shared  Contingency/Gen'l Op Reserve  TOTAL RESERVES  TOTAL COMMON EXPENSES	9,108 4,000 13,108	2,775 22,799 67,382 9,108 4,000 13,108	29,965 74,737 8,745 4,000 12,745
80000 80200	Snow Removal  TOTAL LAND & BUILDING  TOTAL OPERATING EXPENSE  NON-OPERATING EXPENSES  RESERVE ALLOCATIONS  Capital Reserves - Shared  Contingency/Gen'l Op Reserve  TOTAL RESERVES  TOTAL COMMON EXPENSES  EXPENSES TOWNHOUSE ONLY	8,000 28,079 73,116 9,108 4,000 13,108	2,775 22,799 67,382 9,108 4,000 13,108 \$80,490	29,965 74,737  8,745 4,000 12,745  \$87,482
80000 80200 61150	Snow Removal  TOTAL LAND & BUILDING  TOTAL OPERATING EXPENSE  NON-OPERATING EXPENSES  RESERVE ALLOCATIONS  Capital Reserves - Shared  Contingency/Gen'l Op Reserve  TOTAL RESERVES  TOTAL COMMON EXPENSES  EXPENSES TOWNHOUSE ONLY  ARB Services	8,000 28,079 73,116 9,108 4,000 13,108 \$86,224	2,775 22,799 67,382 9,108 4,000 13,108 \$80,490	29,965 74,737  8,745 4,000 12,745  \$87,482
73500	Snow Removal  TOTAL LAND & BUILDING  TOTAL OPERATING EXPENSE  NON-OPERATING EXPENSES  RESERVE ALLOCATIONS  Capital Reserves - Shared  Contingency/Gen'l Op Reserve  TOTAL RESERVES  TOTAL COMMON EXPENSES  EXPENSES TOWNHOUSE ONLY	8,000 28,079 73,116 9,108 4,000 13,108	2,775 22,799 67,382 9,108 4,000 13,108 \$80,490	29,965 74,737  8,745 4,000 12,745  \$87,482
80000 80200 61150 74100	Snow Removal  TOTAL LAND & BUILDING  TOTAL OPERATING EXPENSE  NON-OPERATING EXPENSES  RESERVE ALLOCATIONS  Capital Reserves - Shared  Contingency/Gen'l Op Reserve  TOTAL RESERVES  TOTAL COMMON EXPENSES  EXPENSES TOWNHOUSE ONLY  ARB Services  Trash Contract	8,000 28,079 73,116 9,108 4,000 13,108 \$86,224	2,775 22,799 67,382 9,108 4,000 13,108 \$80,490 3,864 19,962	29,965  74,737  8,745  4,000  12,745  \$87,482  4,020  20,561
80000 80200 61150	Snow Removal  TOTAL LAND & BUILDING  TOTAL OPERATING EXPENSE  NON-OPERATING EXPENSES  RESERVE ALLOCATIONS  Capital Reserves - Shared  Contingency/Gen'l Op Reserve  TOTAL RESERVES  TOTAL COMMON EXPENSES  EXPENSES TOWNHOUSE ONLY  ARB Services  Trash Contract  Electric - Townhouse Portion	8,000 28,079 73,116  9,108 4,000 13,108  \$86,224  3,894 19,467 419	2,775 22,799 67,382 9,108 4,000 13,108 \$80,490 3,864 19,962 325	29,965  74,737  8,745  4,000  12,745  \$87,482  4,020  20,561  410
80000 80200 61150 74100	Snow Removal  TOTAL LAND & BUILDING  TOTAL OPERATING EXPENSE  NON-OPERATING EXPENSES  RESERVE ALLOCATIONS  Capital Reserves - Shared  Contingency/Gen'l Op Reserve  TOTAL RESERVES  TOTAL COMMON EXPENSES  EXPENSES TOWNHOUSE ONLY  ARB Services  Trash Contract  Electric - Townhouse Portion  Capital Reserves - Townhouse Only	\$,000 28,079 73,116 9,108 4,000 13,108 \$86,224 3,894 19,467 419 5,652	2,775 22,799 67,382 9,108 4,000 13,108 \$80,490 3,864 19,962 325 5,652	29,965 74,737  8,745 4,000 12,745  \$87,482  4,020 20,561 410 6,310
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80000 80200 61150 74100	Snow Removal  TOTAL LAND & BUILDING  TOTAL OPERATING EXPENSE  NON-OPERATING EXPENSES  RESERVE ALLOCATIONS  Capital Reserves - Shared  Contingency/Gen'l Op Reserve  TOTAL RESERVES  TOTAL COMMON EXPENSES  EXPENSES TOWNHOUSE ONLY  ARB Services  Trash Contract  Electric - Townhouse Portion  Capital Reserves - Townhouse Only  Total Expenses Townhouse Only	8,000 28,079 73,116 9,108 4,000 13,108 \$86,224 3,894 19,467 419 5,652 29,432	2,775 22,799 67,382 9,108 4,000 13,108 \$80,490 3,864 19,962 325 5,652 29,803	29,965 74,737  8,745 4,000 12,745  \$87,482  4,020 20,561 410 6,310 31,301
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80000 80200 61150 74100	TOTAL LAND & BUILDING  TOTAL OPERATING EXPENSE  NON-OPERATING EXPENSES  RESERVE ALLOCATIONS  Capital Reserves - Shared Contingency/Gen'l Op Reserve  TOTAL RESERVES  EXPENSES TOWNHOUSE ONLY  ARB Services  Trash Contract  Electric - Townhouse Portion  Capital Reserves - Townhouse Only  Total Expenses Townhouse Only  TOTAL EXPENSES  NET SURPLUS / (DEFICIT)  Contingency Reserve Bal end of year  Unrestricted Member's Equity Verification 30500 Current Balance  Add Results Current Year  Net Unrestricted Equity End of Year  QUARTERLY ASSESSMENTS  No. of town units  No. Condo units	8,000 28,079 73,116  9,108 4,000 13,108  \$86,224  3,894 19,467 419 5,652 29,432  115,656  2,475  10,532  31,099 1,000 32,099	2,775 22,799 67,382 9,108 4,000 13,108 \$80,490  \$80,490  3,864 19,962 325 5,652 29,803  110,293  9,047  14,532	29,965 74,737  8,745 4,000 12,745  \$87,482  4,020 20,561 410 6,310 31,301  118,783  494  494  40,146 494 40,640
80000 80200 61150 74100	TOTAL LAND & BUILDING  TOTAL OPERATING EXPENSE  NON-OPERATING EXPENSES  RESERVE ALLOCATIONS  Capital Reserves - Shared  Contingency/Gen'l Op Reserve  TOTAL RESERVES  EXPENSES TOWNHOUSE ONLY  ARB Services  Trash Contract  Electric - Townhouse Portion  Capital Reserves - Townhouse Only  Total Expenses Townhouse Only  TOTAL EXPENSES  NET SURPLUS / (DEFICIT)  Contingency Reserve Bal end of year  Unrestricted Member's Equity Verification 30500 Current Balance  Add Results Current Year  Net Unrestricted Equity End of Year  QUARTERLY ASSESSMENTS  No. of town units	8,000 28,079 73,116  9,108 4,000 13,108  \$86,224  3,894 19,467 419 5,652 29,432  115,656  2,475  10,532  31,099 1,000 32,099	2,775 22,799 67,382 9,108 4,000 13,108 \$80,490  \$80,490  3,864 19,962 325 5,652 29,803  110,293  9,047  14,532	29,965 74,737  8,745 4,000 12,745  \$87,482  4,020 20,561 410 6,310 31,301  118,783  494  18,532