

Twin Lakes Homeowners Association

FY2023 Proposed Budget

	Plan 2023	Approved 2022
Income		
Member Dues	605,172.00	539,748.00
Estimated Total Income	605,172.00	539,748.00
Cash Expenses		
Property Management Costs		
Bell-Anderson Management Fee	50,160.00	50,160.00
Bell-Anderson Office Staff	101,328.00	101,328.00
Professional Fees		
Audit/Tax Filing	6,400.00	6,400.00
Legal services HOA Business Only	16,200.00	16,200.00
Office Costs		
Office Rent	8,115.84	8,135.73
Office supplies/storage/Misc.	3,000.00	3,000.00
Utilities - Gas/Elect/Common Areas	3,600.00	3,600.00
Utilities - ADT Alarm	532.00	532.00
Utilities - Comcast Internet	1,835.40	779.40
Postage & shipping	3,600.00	3,600.00
Mail Fulfillment	600.00	600.00
IT Expenses	5,700.00	5,700.00
Copy Fees	6,000.00	16,400.00
Coupons	8,800.00	
Phones	1,251.00	1,251.00
Window Cleaning	120.00	120.00
Office Cleaning	3,300.00	3,600.00
Security Support Costs		
Security Staff	135,960.00	132,000.00
Security Vehicle Operating Cost	7,200.00	10,800.00
Security Vehicle Maintenance	2,658.00	2,658.00
Security Vehicle Registration	1,000.00	500.00
Cell Phones Security	1,022.40	1,359.48

Common Area Costs

Street Lighting	35,731.80	35,004.00
Other Utilities -- Water	3,240.00	3,240.00
Other Utilities -- Electricity	4,200.00	4,200.00
Landscape Maintenance - Routine	68,146.20	65,004.00
Parks - Maintenance	14,400.00	14,400.00
Lakes maintenance	17,500.00	17,500.00
Wildlife Management	3,750.00	3,750.00
Abandoned Home Maintenance	2,400.00	2,400.00

Community Costs

Insurance - All	20,100.00	18,200.00
Dues & subscriptions	480.00	480.00
Community Activities	15,000.00	15,000.00
Annual and Budget Meeting	5,000.00	5,000.00

All Other

Esthetics Review (Outside Vendor)	2,000.00	2,000.00
Miscellaneous Expenses	3,000.00,	3,000.00
Contribution to Replacement Reserve	54,000.00	12,000.00

Total Cash Expenses 617,330.64 569,901.61

Net Income after Expenses -12,158.64 -30,153.61

Additional Notes:

- Assessments are \$111 per quarter per lot (\$444.00 annually) and are due on January 1, April 1, July 1, and October 1.