

# Twin Lakes Homeowners Association

## FY2024 Proposed Budget

	Plan 2024	Approved 2023
<b>Income</b>		
Member Dues	605,172.00	605,172.00
<b>Estimated Total Income</b>	<b>605,172.00</b>	<b>605,172.00</b>
<b>Cash Expenses</b>		
<b>Property Management Costs</b>		
Bell-Anderson Management Fee	50,160.00	50,160.00
Bell-Anderson Office Staff	93,168.00	101,328.00
<b>Professional Fees</b>		
Audit/Tax Filing	6,500.00	6,400.00
Legal services HOA Business Only	11,000.00	16,200.00
<b>Office Costs</b>		
Office Rent & Utilities	14,000.00	11,715.84
Office supplies/storage/Misc.	3,000.00	3,000.00
Utilities - Alarm Monitoring	400.00	532.00
Utilities - Comcast Internet	1,900.00	1,835.40
Postage & Shipping	2,600.00	3,600.00
Mail Permits	600.00	600.00
IT Expenses	5,700.00	5,700.00
Copy Fees	6,000.00	6,000.00
Statements	6,500.00	8,800.00
Phones	1,200.00	1,251.00
Window Cleaning	120.00	120.00
Office Cleaning	3,300.00	3,300.00
<b>Security Support Costs</b>		
Security Staff	141,439.19	135,960.00
Security Vehicle Operating Cost	8,000.00	7,200.00
Security Vehicle Maintenance	4,000.00	2,658.00
Security Vehicle Registration	1,000.00	1,000.00
Cell Phones Security	1,025.00	1,022.40

**Common Area Costs**

Street Lighting	35,000.00	35,731.80
Other Utilities -- Water	6,500.00	3,240.00
Other Utilities -- Electricity	4,900.00	4,200.00
Landscape Maintenance - Routine	68,146.00	68,146.20
Parks - Maintenance	14,000.00	14,400.00
Lake maintenance	12,000.00	17,500.00
Wildlife Management	5,000.00	3,750.00
Abandoned Home Maintenance		2,400.00

**Community Costs**

Insurance - All	17,822.00	20,100.00
Dues & Subscriptions		480.00
Community Activities	15,000.00	15,000.00
Annual and Budget Meeting	6,000.00	5,000.00

**All Other**

Esthetics Review (Outside Vendor)	2,000.00	2,000.00
Miscellaneous Expenses	2,500.00	3,000.00
Contribution to Replacement Reserve	54,500.00	54,000.00

**Total Cash Expenses** 604,980.19 617,330.64

**Net Income after Expenses** 191.81 -12,158.64