

Twin Lakes Homeowners Association

FY2026 Approved Budget

	Plan 2026	Approved 2025
Revenue		
Member Dues	686,952.00	605,172.00
Estimated Total Revenue	686,952.00	605,172.00
Expenses		
Property Management Costs		
Bell-Anderson Management Fee	52,668.00	56,268.00
Bell-Anderson Office Staff	100,572.00	100,572.00
Professional Fees		
Audit/Tax Filing	4,500.00	5,500.00
Legal services HOA Business Only	6,500.00	7,200.00
Office Costs		
Office Rent	13,000.00	14,000.00
Office Supplies/Storage/Misc	4,500.00	3,000.00
Utilities - Office Electricity	4,500.00	1,500.00
Utilities - Internet	2,000.00	1,900.00
Postage & Shipping	2,000.00	2,000.00
Mail Permits	500.00	600.00
IT Expenses	4,000.00	6,000.00
Copy Fees	500.00	500.00
Statements	6,000.00	8,500.00
Office Phones	500.00	1,200.00
Window Cleaning	150.00	370.00
Office Cleaning	3,500.00	3,400.00
Security Support Costs		
Outside Security Services	181,000.00	150,000.00
Security Vehicle Operating Cost	5,500.00	6,000.00
Security Vehicle Maintenance	2,000.00	4,000.00
Security Vehicle Registration	500.00	600.00
Cell Phones Security	1,000.00	1,000.00
Alarm & Camera Monitoring	500.00	630.00

Common Area Costs

Street Lighting	39,500.00	35,000.00
Park Utilities -- Water	6,000.00	6,500.00
Park Utilities -- Electricity	5,000.00	5,500.00
Landscape Maintenance - Routine	69,000.00	70,000.00
Parks Maintenance	31,000.00	14,000.00
Lake Maintenance	19,500.00	17,000.00
Wildlife Management	1,500.00	2,500.00

Community Costs

Insurance - All	22,500.00	15,000.00
Federal Income Tax	2,000.00	0.00
Dues & Subscriptions	500.00	-
Community Activities	9,000.00	15,000.00
Annual and Budget Meeting	8,000.00	8,800.00

All Other

Esthetics Review (Outside Vendor)	2,000.00	2,000.00
Miscellaneous Expenses	900.00	500.00
Contribution to Replacement Reserve	41,700.00	38,632.00

Total Cash Expenses	653,990.00	605,172.00
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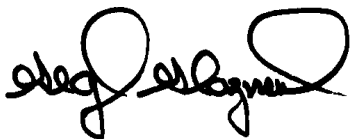
Net Income after Expenses	32,962.00	0.00
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Approved by the Twin Lakes Board

July 16, 2025

Ratified by the Membership

September 17, 2025



Greg Glazner - Twin Lakes HOA Treasurer
September 28, 2025