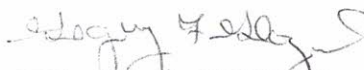


# Twin Lakes Homeowners Association

## FY2025 Approved Budget

	Plan 2025	Approved 2024
<b>Income</b>		
Member Dues	605,172.00	605,172.00
<b>Estimated Total Income</b>	605,172.00	605,172.00
<b>Cash Expenses</b>		
<b>Property Management Costs</b>		
Bell-Anderson Management Fee	56,268.00	50,160.00
Bell-Anderson Office Staff	100,572.00	93,168.00
<b>Professional Fees</b>		
Audit/Tax Filing	5,500.00	6,500.00
Legal services HOA Business Only	7,200.00	11,000.00
<b>Office Costs</b>		
Office Rent	14,000.00	14,000.00
Office Supplies/Storage/Misc	3,000.00	3,000.00
Utilities - Office Electricity	1,500.00	
Utilities - ADT Alarm	630.00	400.00
Utilities - Comcast Internet	1,900.00	1,900.00
Postage & Shipping	2,000.00	2,600.00
Mail Fulfillment	600.00	600.00
IT Expenses	6,000.00	5,700.00
Copy Fees	500.00	6,000.00
Statements	8,500.00	6,500.00
Phones	1,200.00	1,200.00
Window Cleaning	370.00	120.00
Office Cleaning	3,400.00	3,300.00
<b>Security Support Costs</b>		
Security Staff	150,000.00	141,439.19
Security Vehicle Operating Cost	6,000.00	8,000.00
Security Vehicle Maintenance	4,000.00	4,000.00
Security Vehicle Registration	600.00	1,000.00
Cell Phones Security	1,000.00	1,025.00

<b>Common Area Costs</b>		
Street Lighting	35,000.00	35,000.00
Other Utilities -- Water	6,500.00	6,500.00
Other Utilities -- Electricity	5,500.00	4,900.00
Landscape Maintenance - Routine	70,000.00	68,146.00
Parks Maintenance	14,000.00	14,000.00
Lake Maintenance	17,000.00	12,000.00
Wildlife Management	2,500.00	5,000.00
<b>Community Costs</b>		
Insurance - All	15,000.00	17,822.00
Dues & Subscriptions		
Community Activities	15,000.00	15,000.00
Annual and Budget Meeting	8,800.00	6,000.00
<b>All Other</b>		
Esthetics Review (Outside Vendor)	2,000.00	2,000.00
Miscellaneous Expenses	500.00	2,500.00
Contribution to Replacement Reserve	38,632.00	54,500.00
<b>Total Cash Expenses</b>	<b>605,172.00</b>	<b>604,980.19</b>
<b>Net Income after Expenses</b>	<b>0.00</b>	<b>191.81</b>

  
 Gregory Kelly  
 TLHOA Treasurer  
 29 Jul 2024