

**TWIN CREEKS HOMEOWNERS ASSOCIATION, INC**

**2009 REVISED BUDGET**

As of April 19, 2009 (Information based upon processed bills and deposits)

		2008 Year End	2009 Budget	2009 Revised Budget	Actual To date
<b>INCOME</b>					
Homeowner Dues Received in Current Year	\$	50,926.55		\$ 44,750.00	\$ 45,039.00
Homeowners Dues Received in Previous Year	\$	11,992.00	\$ 72,546.00	\$ 23,754.00	\$ 23,754.00
Dues Received for Next Year	\$	23,754.00		-	
Cash on hand from Previous Year	\$	1,115.00		-	
Reimbursed Expenses	\$	320.38		-	
Reserve Fund Transfer	\$	7,431.40		450.00	423.72
Late Fees 2009				72.00	11.86
Interest				100.00	418.18
Other	\$	175.00			
<b>TOTAL INCOME</b>		\$ 95,714.33	\$ 72,546.00	\$ 69,126.00	\$ 69,646.76
<b>EXPENSES</b>					
<b>Accounting/Legal</b>		Actual To Date	2009 Budget	2009 Revised Budget	Actual To date
Accounting	\$	900.00	\$ 900.00	\$ 900.00	\$ 975.00
Book Keeping	\$	3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 500.00
Financial Consulting	\$	1,500.00	\$ 600.00	\$ 600.00	\$ -
Legal Retainer	\$	600.00	\$ 600.00	\$ 600.00	\$ 600.00
Legal Fees	\$	1,279.80	\$ 1,300.00	\$ 1,300.00	\$ 480.84
<b>Sub-Total</b>		\$ 7,279.80	\$ 6,400.00	\$ 6,400.00	\$ 2,555.84
<b>Administrative Fees (Expenses)</b>					
Newsletter & Directory	\$	720.44	\$ 100.00	\$ 100.00	\$ -
Office Supplies	\$	109.33	\$ 50.00	\$ 50.00	\$ 13.03
Photocopying	\$	524.72	\$ 600.00	\$ 600.00	\$ -
Postage & Post Box Rental	\$	446.00	\$ 300.00	\$ 300.00	\$ 42.00
Storage	\$	731.00	\$ 750.00	\$ 750.00	\$ 223.00
Voice Mail Service	\$	238.85	\$ 225.00	\$ 225.00	\$ 62.36
Website	\$	1,283.40	\$ 500.00	\$ 500.00	\$ -
Misc	\$	26.46	\$ 15.00	\$ 15.00	\$ 10.00
<b>Sub-Total</b>		\$ 4,080.20	\$ 2,540.00	\$ 2,540.00	\$ 340.38
<b>Common Electric (IPL)</b>					
Entrance Lights	\$	690.06	\$ 816.00	\$ 816.00	\$ 262.30
Street Lights	\$	1,524.53	\$ 1,550.00	\$ 1,550.00	\$ 510.16
<b>Sub-Total</b>		\$ 2,214.59	\$ 2,366.00	\$ 2,366.00	\$ 772.46
<b>Common Insurance</b>					
	\$	1,192.71	\$ 1,225.00	\$ 1,225.00	\$ 291.99
<b>Sub-Total</b>		\$ 1,192.71	\$ 1,225.00	\$ 1,225.00	\$ 291.99

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<b>Common Maintenance</b>				
Crtter Control	\$ 265.00	\$ -	\$ -	\$ -
Paint & Repair	\$ -	\$ -	\$ -	\$ -
Mulch & Bed Maintenance	\$ 6,842.00	\$ 1,520.00	\$ -	\$ -
Playground -debris removal & mulch	\$ -	\$ 975.00	\$ -	\$ -
Sprinkler Maint. & Repair	\$ 954.63	\$ 1,000.00	\$ 1,000.00	\$ 621.00
Tree Work (Tree & Shrubbery Trimming)	\$ 7,930.00	\$ 3,040.00	\$ 3,040.00	\$ -
Trash Removal (Landscaping)	\$ 3,940.00	\$ 6,620.00	\$ 490.00	\$ 490.00
<b>Sub-Total</b>	<b>\$ 19,931.63</b>	<b>\$ 13,155.00</b>	<b>\$ 4,530.00</b>	<b>\$ 1,111.00</b>
<b>Common Water</b>	\$ 3,273.79	\$ 3,200.00	\$ 3,200.00	\$ -
<b>Community Activities</b>				
Halloween/Christmas	\$ 155.66	\$ 200.00	\$ 200.00	\$ 50.00
Crime Watch/Monthly Gatherings	\$ 183.54	\$ 200.00	\$ 200.00	\$ -
Garage Sale	\$ 55.60	\$ 200.00	\$ 200.00	\$ -
<b>Sub-Total</b>	<b>\$ 394.80</b>	<b>\$ 600.00</b>	<b>\$ 600.00</b>	<b>\$ 50.00</b>
<b>Lake Maintenance (Algee Control)</b>	\$ 1,807.52	\$ 1,820.00	\$ 1,820.00	\$ 1,670.05
<b>Lawn Work</b>				
Weed & Feeding (Fertilization)	\$ 4,400.00	\$ 6,125.00	\$ -	\$ -
Mowing (Lawn Maintenance)	\$ 14,490.00	\$ 16,500.00	\$ 30,355.00	\$ 3,794.37
Sidewalk Edging	\$ -	\$ -	\$ -	\$ -
Bedding Plants	\$ -	\$ 1,815.00	\$ -	\$ -
Fuel Charge	\$ -	\$ -	\$ 300.00	\$ -
Other	\$ -	\$ -	\$ -	\$ -
<b>Sub-Total</b>	<b>\$ 18,890.00</b>	<b>\$ 24,440.00</b>	<b>\$ 30,655.00</b>	<b>\$ 3,794.37</b>
<b>Capital Improvement</b>				
Playground	\$ -	\$ -	\$ -	\$ -
Bridge Work	\$ -	\$ -	\$ -	\$ -
Street Signs	\$ -	\$ -	\$ -	\$ -
Outdoor Lighting - Entrance	\$ -	\$ -	\$ -	\$ -
Erosion Control	\$ 8,500.00	\$ -	\$ -	\$ -
Trash Recipicals in Common Areas	\$ -	\$ -	\$ -	\$ -
<b>Sub-Total</b>	<b>\$ 8,500.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Reserve Fund Contribution</b>	\$ -	\$ 7,300.00	\$ 7,300.00	\$ -
<b>Safety &amp; Security</b>	\$ 2,600.00	\$ 3,500.00	\$ 3,500.00	\$ -
<b>Snow Removal</b>	\$ 670.00	\$ 2,500.00	\$ 2,500.00	\$ 1,920.00
<b>Taxes</b>	\$ -	\$ -	\$ -	\$ -

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	2008 Year End	2009 Budget	2009 Revised Budget	Actual To date	
Uncategorized Expense					
Negative Funds	\$ -	\$ -	\$ -	\$ 321.00	
Reimbursable Legal	\$ 1,150.00	\$ 1,500.00	\$ 1,500.00	\$ -	
Reimbursable Mowing	\$ 1,925.00	\$ 2,000.00	\$ 990.00	\$ -	
Sub-Total	\$ 3,075.00	\$ 3,500.00	\$ 2,490.00	\$ 321.00	
SUB-TOTAL EXPENSES	\$ 73,910.04	\$ 72,546.00	\$ 69,126.00	\$ 12,827.09	
Liability (Next Year's dues)	\$ 23,754.00	\$ -	\$ -	\$ -	
TOTAL EXPENSES	\$ 97,664.04	\$ 72,546.00	\$ 69,126.00	\$ 12,827.09	
BALANCE	\$ (1,949.71)	\$ -	\$ -	\$ 56,819.67	