

TWIN CREEKS HOMEOWNERS ASSOCIATION, INC							
2009 REVISED BUDGET							
As of May 27, 2009 (Information based upon processed bills and deposits)							
	2008 Year End		2009 Budget		2009 Revised Budget		Actual To date
INCOME							
Homeowner Dues Received in Current Year	\$	50,926.55	\$	72,546.00	\$	44,750.00	\$ 45,681.00
Homeowners Dues Received in Previous Year	\$	11,992.00			\$	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			\$	-	
Late Fees 2009					\$	450.00	\$ 539.28
Interest					\$	72.00	\$ 16.42
Other	\$	175.00			\$	100.00	\$ 827.88
TOTAL CASH INCOME		\$ 95,714.33		\$ 72,546.00		\$ 69,126.00	\$ 70,818.58
Homeowner work trade for fee							\$ 221.00 \$ 221.00
TOAL INCOME							\$ 71,039.58
EXPENSES							
Accounting/Legal							
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
Sub-Total		\$ 7,279.80		\$ 6,400.00		\$ 6,400.00	\$ 2,555.84
Administrative Fees (Expenses)							
Newsletter & Directory	\$	720.44	\$	100.00	\$	100.00	\$ -
Office Supplies	\$	109.33	\$	50.00	\$	50.00	\$ 91.12
Photocopying	\$	524.72	\$	600.00	\$	600.00	\$ -
Postage & Post Box Rental	\$	446.00	\$	300.00	\$	300.00	\$ 170.20
Storage	\$	731.00	\$	750.00	\$	750.00	\$ 281.00
Voice Mail Service	\$	238.85	\$	225.00	\$	225.00	\$ 69.80
Website	\$	1,283.40	\$	500.00	\$	500.00	\$ -

	Misc	\$ 26.46		\$ 15.00		\$ 15.00		\$ 10.00	
Sub-Total			\$ 4,080.20		\$ 2,540.00		\$ 2,540.00		\$ 622.12
Common Electric (IPL)									
	Entrance Lights	\$ 690.06		\$ 816.00		\$ 816.00		\$ 322.40	
	Street Lights	\$ 1,524.53		\$ 1,550.00		\$ 1,550.00		\$ 637.70	
Sub-Total			\$ 2,214.59		\$ 2,366.00		\$ 2,366.00		\$ 960.10
Common Insurance		\$ 1,192.71	\$ 1,192.71	\$ 1,225.00	\$ 1,225.00	\$ 1,225.00	\$ 1,225.00	\$ 291.99	\$ 291.99
Common Maintenance									
	Critter Control	\$ 265.00		\$ -		\$ -		\$ -	
	Paint & Repair	\$ -		\$ -		\$ -		\$ -	
	Mulch & Bed Maintenance	\$ 6,842.00		\$ 1,520.00		\$ -		\$ -	
	Playground -debris removal, mulch & cleaning	\$ -		\$ 975.00		\$ -		\$ 221.00	
	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	
Sub-Total			\$ 19,931.63		\$ 13,155.00		\$ 4,530.00		\$ 1,332.00
Common Water		\$ 3,273.79	\$ 3,273.79	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ -	\$ -
Community Activities									
	Halloween/Christmas	\$ 155.66		\$ 200.00		\$ 200.00		\$ 50.00	
	Crime Watch/Monthly Gatherigs	\$ 183.54		\$ 200.00		\$ 200.00		\$ -	
	Garage Sale	\$ 55.60		\$ 200.00		\$ 200.00		\$ -	
Sub-Total			\$ 394.80		\$ 600.00		\$ 600.00		\$ 50.00
Lake Maintenance (Algee Control)		\$ 1,807.52	\$ 1,807.52	\$ 1,820.00	\$ 1,820.00	\$ 1,820.00	\$ 1,820.00	\$ 1,670.05	\$ 1,670.05
Lawn Work									
	Weed & Feeding (Fertilization)	\$ 4,400.00		\$ 6,125.00		\$ -		\$ -	
	Mowing (Lawn Maintenance)	\$ 14,490.00		\$ 16,500.00		\$ 30,355.00		\$ 7,588.74	
	Sidewalk Edging	\$ -		\$ -		\$ -		\$ -	
	Bedding Plants	\$ -		\$ 1,815.00		\$ -		\$ -	
	Fuel Charge	\$ -		\$ -		\$ 300.00		\$ -	
	Other	\$ -		\$ -		\$ -		\$ -	
Sub-Total			\$ 18,890.00		\$ 24,440.00		\$ 30,655.00		\$ 7,588.74

Capital Improvement									
	Playground	\$ -		\$ -		\$ -		\$ -	
	Bridge Work	\$ -		\$ -		\$ -		\$ -	
	Street Signs	\$ -		\$ -		\$ -		\$ -	
	Outdoor Lighting - Entrance	\$ -		\$ -		\$ -		\$ -	
	Erosion Control	\$ 8,500.00		\$ -		\$ -		\$ -	
	Trash Recipicals in Common Areas	\$ -		\$ -		\$ -		\$ -	
	Sub-Total		\$ 8,500.00		\$ -		\$ -		\$ -
	Reserve Fund Contribution	\$ -	\$ -	\$ 7,300.00	\$ 7,300.00	\$ 7,300.00	\$ 7,300.00	\$ -	\$ -
	Safety & Security	\$ 2,600.00	\$ 2,600.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -
	Snow Removal	\$ 670.00	\$ 670.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,920.00	\$ 1,920.00
	Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	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		\$ 17,311.84
	Liability (Next year's dues)	\$ 23,754.00	\$ 23,754.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL EXPENSES		\$ 97,664.04	\$ -	\$ 72,546.00		\$ 69,126.00		\$ 17,311.84
	BALANCE		\$ (1,949.71)		\$ -		\$ -		\$ 53,506.74