

TWIN CREEKS HOMEOWNERS ASSOCIATION, INC				
2008				
	Budget		Year End	Variance To Budget
INCOME				Notes
Homeowner Dues Received 08	\$ -	\$ 50,926.55		Dues \$292 per lot
08 Homeowner Dues Received in 07	\$ -	\$ 11,992.00		
09 Homeowner Dues Received in 08		\$ 23,754.00		214 lots paid in full
Cash on hand from 2007	\$ -	\$ 1,115.00		
Reimbursed Expenses	\$ -	\$ 320.38		2 lots have paid a %
Reserve Fund Transfer	\$ -	\$ 7,431.40		11 lots have not paid
Late Fees and Interest	\$ -	\$ 175.00		\$ 62,918.55
TOTAL INCOME	\$ 65,992.00		\$ 95,714.33	\$ 29,722.33
EXPENSES	Budget		Actual To Date	Variance To Budget
Accounting/Legal				
Accounting		\$ 900.00		
Book Keeping		\$ 3,000.00		
Financial Consulting		\$ 1,500.00		
Legal Retainer		\$ 600.00		
Legal Fees		\$ 1,279.80		
Sub-Total	\$ 6,000.00		\$ 7,279.80	\$ (1,279.80)
Administrative Fees (Expenses)				
Newsletter & Directory		\$ 720.44		
Office Supplies		\$ 109.33		
Photocopying		\$ 524.72		
Postage & Post Box Rental		\$ 446.00		
Storage		\$ 731.00		
Voice Mail Service		\$ 238.85		
Website		\$ 1,283.40		
Misc		\$ 26.46		

Revised: 1/27/2009

Sub-Total	\$ 1,600.00		\$ 4,080.20	\$ (2,480.20)
Common Electric	\$ 750.00	\$ 690.06	\$ 690.06	\$ 59.94
Common Insurance	\$ 1,500.00	\$ 1,192.71	\$ 1,192.71	\$ 307.29
Common Maintenance				
Critter Control		\$ 265.00		
Paint & Repair		\$ -		
Mulch & Bed Maintenance		\$ 6,842.00		
Playground -debris removal & mulch		\$ -		
Sprinkler Maint. & Repair		\$ 954.63		
Tree Work (Tree & Shrubbery Trimming)		\$ 7,930.00		
Trash Removal (Landscaping)		\$ 3,940.00		
Sub-Total	\$ 15,000.00		\$ 19,931.63	\$ (4,931.63)
Common Water	\$ 1,800.00	\$ 3,273.79	\$ 3,273.79	\$ (1,473.79)
Community Activities				
Halloween		\$ 155.66		
Crime Watch		\$ 183.54		
Garage Sale		\$ 55.60		
Sub-Total	\$ 1,500.00		\$ 394.80	\$ 1,105.20
Entrance Lighting (IPL)	\$ 1,650.00	\$ 1,524.53	\$ 1,524.53	\$ 125.47
Lake Maintenance (Algee Control)	\$ 2,500.00	\$ 1,807.52	\$ 1,807.52	\$ 692.48
Lawn Work				
Weed & Feeding (Fertilization)		\$ 4,400.00		
Mowing (Lawn Maintenance)		\$ 14,490.00		
Sidewalk Edging		\$ -		
Bedding Plants		\$ -		
Fuel Charge		\$ -		
Other		\$ -		
Sub-Total	\$ 19,000.00		\$ 18,890.00	\$ 110.00

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	\$ (8,500.00)
	Reserve Fund Contribution	\$ 6,600.00	\$ -	\$ -	\$ 6,600.00
	Safety & Security	\$ 2,500.00	\$ 2,600.00	\$ 2,600.00	\$ (100.00)
	Snow Removal	\$ 2,750.00	\$ 670.00	\$ 670.00	\$ 2,080.00
	Taxes	\$ 2,800.00	\$ -	\$ -	\$ 2,800.00
	Uncategorized Expense				
	Reimbursable Legal	\$ -	\$ 1,150.00		
	Reimbursable Mowing	\$ -	\$ 1,925.00		
	Sub-Total	\$ -		\$ 3,075.00	\$ (3,075.00)
	SUB-TOTAL EXPENSES	\$ 65,950.00		\$ 73,910.04	\$ (7,960.04)
	Liability (2009 dues)	\$ -	\$ 23,754.00	\$ 23,754.00	\$ (23,754.00)
	TOTAL EXPENSES	\$ 65,950.00		\$ 97,664.04	
	BALANCE	\$ 42.00		\$ (1,949.71)	