

**TWIN LAKES OF BRANDON HOMEOWNERS ASSOCIATION, INC.**  
**2011 APPROVED BUDGET**

	<u>2011 Budget</u>	<i>continued...</i>	<u>2011 Budget</u>
<b>INCOME:</b>			
Assessment Income	424,096.00	<b>Insurance</b>	
Reserve Income	0.00	Insurance - D&O	2,500.00
Finance Charges & Late Fees	0.00	Insurance - General Liability	14,000.00
Interest Income	0.00	Insurance - Workmans Comp	<u>650.00</u>
Interest Income - Reserve	3,200.00		
Miscellaneous Income	0.00	<b>Insurance</b>	<b>17,150.00</b>
Advertising Income	2,000.00	<b>Utilities</b>	
Foreclosure Maint. Billed	<u>0.00</u>	Electric	9,000.00
		Water & Sewage	5,000.00
<b>TOTAL INCOME</b>	<b>\$ 429,296.00</b>	Cable & Internet & Telephone	4,000.00
		Telephone	<u>0.00</u>
<b>EXPENSES:</b>		<b>Utilities</b>	<b>18,000.00</b>
<b>General &amp; Administrative</b>		<b>Reserves</b>	
Bad Debt Expense	15,000.00	Reserve Exp - Reserve Interes	3,200.00
Management Fees - Contract	33,750.00	Reserve Exp - General Reserve	<u>0.00</u>
Rent Expense	600.00		
Printing & Postage	3,000.00	<b>Reserves</b>	<b>3,200.00</b>
Newsletter Expense	7,200.00		
Social Expense	8,000.00	<b>TOTAL EXPENSES</b>	<b>\$ 429,296.00</b>
Accounting/Audit Expense	4,000.00		
Legal Expense	15,000.00	<b>TOTAL EXPENSES</b>	<b>\$ 429,296.00</b>
Contra - Legal Fees Billed	0.00	<b>Current Year Net Income/(loss)</b>	<b><u><u>0.00</u></u></b>
Legal - Foreclosures	0.00		
Professional Expense	0.00		
Website & Internet Expense	<u>0.00</u>		
Taxes	6,500.00		
Contingency Expense	16,061.00		
Misc. General & Administrative	<u>1,000.00</u>		
<b>General &amp; Administrative</b>	<b>110,111.00</b>		
<b>Building &amp; Grounds</b>			
Landscape R&M - Contract	104,200.00		
Landscape - Tree Maintenance	20,000.00		
Landscape Lighting R&M	<u>0.00</u>		
Lake/Pond R&M - Contract	20,505.00		
Lake/Pond R&M	2,500.00		
Janitorial - Contract	10,000.00		
Pool R&M - Contract	7,000.00		
Pool R&M/Equipment	5,000.00		
Gate Attendant - Contract	70,000.00		
Security - EQ Lease Contract	9,630.00		
Irrigation R&M	3,500.00		
Parks/Rec R&M	3,500.00		
Foreclosure R&M	5,000.00		
Foreclosure Contra R&M	0.00		
Common Area/Landscape R&M	20,000.00		
Misc. Repair & Maint	<u>0.00</u>		
<b>Building &amp; Grounds</b>	<b>280,835.00</b>		