

TWIN LAKES OF BRANDON HOA, INC.
2010 APPROVED BUDGET

Account	Description	2010
INCOME:		
40010	Assessment Income	424,096.00
44000	Interest Income	2,500.00
45010	Advertising Income	4,000.00
	Subtotal Income	430,596.00
EXPENSES		
General & Administrative		
50010	Bad Debt Expense	15,000.00
50030	Management Fees - Contract	32,500.00
50050	Rent Expense	1,200.00
50080	Printing & Postage	3,000.00
50085	Newsletter Expense	6,800.00
50090	Social Expense	4,000.00
50210	Accounting/Audit Expense	4,500.00
50220	Legal Expense	10,000.00
50225	Legal - Foreclosures	2,500.00
50230	Professional Expense	2,200.00
50240	Internet Expense	2,000.00
50250	Taxes	6,300.00
50980	Contingency Expense	13,746.00
50990	Misc. General & Administrative	2,500.00
	General & Administrative	106,246.00
Building & Grounds		
55010	Landscape R&M - Contract	110,000.00
55012	Landscape - Tree Maintenance	20,000.00
55019	Landscape - R&M	5,000.00
55020	Lake/Pond R&M - Contract	21,000.00
55029	Lake/Pond R&M	5,000.00
55030	Janitorial Services - Contract	7,200.00
55040	Pool R&M - Contract	7,000.00
55049	Pool R&M/Equipment	5,000.00
55050	Gate Attendant - Contract	70,000.00
55119	Irrigation R&M	1,000.00
55149	Parks/Rec R&M	10,000.00
55700	Foreclosure R&M	10,000.00
55800	Common Area/Landscape R&M	12,000.00
55990	Misc. Repair & Maint	5,000.00
	Building & Grounds	288,200.00
Insurance		
60010	Insurance - D&O	2,500.00
60020	Insurance - General Liability	14,000.00
60040	Insurance - Workmans Comp	650.00
	Insurance	17,150.00
Utilities		
65010	Electric	10,000.00
65020	Water & Sewage	5,000.00
65050	Telephone	1,500.00
	Utilities	16,500.00
Reserves		
90000	Reserve Exp - Reserve Interes	2,500.00
	Reserves	2,500.00
	TOTAL EXPENSES	430,596.00
	Current Year Net Income	0.00

The Board of Directors has approved this budget and the quarterly assessment which must be paid by January 1st, April 1st, July 1st and October 1st.

All members of the Association are entitled to a copy of the 2009 year end financial report. Please contact the Association's management company after January 1, 2010 to request a copy. A copy will be provided within the timeframe required by Florida statutes.

Management Company Contact Information

Communities of America, Inc.
Phone: (813) 685-6473 Option #3
Submit your request online: support.communitiesofamerica.com

Please review your payment options listed in your coupon book. Payments mailed or left anywhere other than the Atlanta mailing address will be returned to you for re-mailing.