

**TWIN FALLS COMMUNITY ASSOCIATION, IN  
2019 Approved Budget**

**2019  
Approved  
Budget**

**Annual Operating Assessment      \$725**  
**Total Estimated Platted Lots      440**

**REVENUE**

<b>Revenues:</b>	
Assessments	319,000
Builder Assessments	-
Assessment Penalties	1,500
Collection Costs	3,000
Interest Income	90
Access Device Income	200
ARC Fees	-
Legal Fees - DRV	-
Legal Fees - Collections	5,000
Other Income	-
Reserve for Doubtful Acnts	(9,570)
<b>Total Revenues</b>	<b>319,220</b>

**EXPENSES**

<b>Administrative</b>	
Administrative Contract	16,560
Meeting Notice Compliance	100
Gate Administration	600
Bank Charges	40
Copies	1,300
Postage	2,000
Community Mailouts	100
Meeting Expenses	-
Administrative Notices	1,320
Deed Restriction/ACC Expns	2,500
Other Administrative	4,500
Record Storage	360
<b>Total Administrative</b>	<b>29,380</b>

<b>Professional Services</b>	
Insurance	9,800
Legal - Corporate	1,500
Legal - Collections	8,000
Legal - Deed Restrictions	1,500
Tax Preparation & Audit	350
<b>Total Professional Services</b>	<b>21,150</b>

<b>Grounds Maintenance</b>	
Landscape Contract	63,000
Added Work & Replacement	9,000
Irrigation Repairs	6,000
Force Mows	650
Lake Management Contract	10,500
Lake Supplies	4,300
<b>Total Grounds Maintenance</b>	<b>93,450</b>

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<b>General Maintenance</b>	
Maintenance & Repairs	2,000
Electrical Maint & Repairs	600
Flag Maintenance	2,000
Rec Center & Playground	1,500
<b>Total GenMaintenance</b>	<b>6,100</b>

<b>Pool Maintenance</b>	
Pool Management	7,600
Pool Extras/Repairs	1,500
Splash Pad	1,000
Jet Drains	500
Cooling System for Pool	-
Access Control	2,500
Cameras	500
Pool Signage	300
Pool Furniture	-
<b>Total Pool Maintenance</b>	<b>13,900</b>

<b>Utilities</b>	
Electricity - Street Lights	32,000
Electricity - Common Area	20,000
Electricity - Irrigation Meters	-
Telephone	2,200
Water & Sewer	30,000
Water Reimbursement	-
<b>Total Utilities</b>	<b>84,200</b>

<b>Taxes</b>	
Federal Income Tax	-
Taxes - Property	7,500
<b>Total Taxes</b>	<b>7,500</b>

<b>Bad Debts/Uncollected</b>	
Bad Debts/Uncollected	1,595
<b>Total Bad Debts</b>	<b>1,595</b>

<b>Other Expenses</b>	
Website	50
Community Events	1,500
Holiday Decorations	1,400
Miscellaneous	200
<b>Total Other Expenses</b>	<b>3,150</b>

<b>Reserves</b>	
Reserve Study	-
Reserve Contribution	40,000
NonCap Reserve	18,795
<b>Total Reserves</b>	<b>58,795</b>

<b>Total Expenses</b>	<b>319,220</b>
<b>Profit (Loss)</b>	<b>-</b>