

Twin Lakes Homeowners Association, Inc.

Balance Sheet For 3/31/2026

Assets

136 - Alliance Reserve Fund-0870	\$62,823.64
137 - Alliance Capital Improvement Fund-2029	\$49,584.40
138 - CIT Debit Card Account-3970	\$2,542.23
143 - CDAR 6/25/26- 4169R- 3.53%	\$42,280.77
146 - CDAR 10/1/26- 3775 3.53%- C	\$84,784.73
150 - ACCOUNTS RECEIVABLE	\$130,554.22
151 - CDAR 1/14/27-4417-3.25% C	\$50,334.09
153 - CDAR 3/11/27-2153 3.53%	\$61,115.93
154 - CDAR 3/4/27-1333 3.19%	\$42,714.53
155 - CDAR 3/4/27-2267 3.19%	\$52,067.60
156 - CDAR 3/4/27-2291 3.19%	\$42,714.53
198 - Capital Improvements	\$33,309.69
0152C - CDAR 1/14/27-4395-3.25% R	\$50,334.09
0888C - TWIN LAKES OPERATING-9644	\$312,284.35

Total Assets

Total Assets \$1,017,444.80
\$1,017,444.80

Liabilities

210 - ACCOUNTS PAYABLE	\$496.94
299 - PREPAID DUES	\$119,931.12

Total Liabilities

\$120,428.06

Equity

390 - ASSOCIATION EQUITY	\$825,920.36
399 - RETAINED EARNINGS	\$71,096.38

Total Equity

\$897,016.74

Total Liabilities / Equity \$1,017,444.80
\$1,017,444.80

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
420 - DUES	-	57,246.00	(57,246.00)	171,738.00	171,738.00	-	686,952.00
423 - DELINQUENCY NOTICE CHARGE	(550.00)	-	(550.00)	(960.00)	-	(960.00)	-
430 - LATE CHARGES	35.42	-	35.42	1,543.16	-	1,543.16	-
435 - NSF FEE	10.00	-	10.00	10.00	-	10.00	-
436 - Interest on Funds at Attorney	953.13	-	953.13	1,602.54	-	1,602.54	-
445 - INTEREST	12.40	-	12.40	37.34	-	37.34	-
455 - FINES	1,675.00	-	1,675.00	4,055.00	-	4,055.00	-
490 - OTHER INCOME	5.00	-	5.00	15.00	-	15.00	-
Total Income	2,140.95	57,246.00	(55,105.05)	178,041.04	171,738.00	6,303.04	686,952.00
Total Income	2,140.95	57,246.00	(55,105.05)	178,041.04	171,738.00	6,303.04	686,952.00

Operating Expense

Expense							
510 - ELECTRICITY	523.06	416.67	(106.39)	1,487.23	1,250.01	(237.22)	5,000.00
511 - STREET LIGHTS	3,922.24	3,291.67	(630.57)	11,650.68	9,875.01	(1,775.67)	39,500.00
515 - WATER	110.22	500.00	389.78	310.34	1,500.00	1,189.66	6,000.00
540 - TELEPHONE	74.47	41.67	(32.80)	223.41	125.01	(98.40)	500.00
560 - INTERNET	-	-	-	(56.04)	-	56.04	-
605 - LANDSCAPING-CONTRACT	5,747.48	5,750.00	2.52	17,242.44	17,250.00	7.56	69,000.00
612 - PARK - MAINTENANCE	579.01	2,583.33	2,004.32	11,960.46	7,749.99	(4,210.47)	31,000.00
614 - LAKES MAINT	-	1,625.00	1,625.00	-	4,875.00	4,875.00	19,500.00
625 - WILDLIFE MGMT	-	125.00	125.00	-	375.00	375.00	1,500.00
630 - Camera and Alarm Monitoring	49.61	41.67	(7.94)	148.83	125.01	(23.82)	500.00
630E - INSPECTIONS ESTHETICS	-	166.67	166.67	-	500.01	500.01	2,000.00
641 - SECURITY VEHICLE	-	458.33	458.33	77.18	1,374.99	1,297.81	5,500.00
641O - OUTSIDE SECURITY SERVICE	13,812.76	15,083.33	1,270.57	44,593.60	45,249.99	656.39	181,000.00
643 - SECURITY FUEL	442.42	-	(442.42)	1,134.50	-	(1,134.50)	-
645 - SECURITY CELL PHONE	62.10	83.33	21.23	200.04	249.99	49.95	1,000.00
646 - SECURITY VEHICLE MAINT	26.46	166.67	140.21	35.82	500.01	464.19	2,000.00
647 - SECURITY VEHICLE REGISTRATION	-	41.67	41.67	299.73	125.01	(174.72)	500.00
686 - OFFICE CLEANING	250.00	291.67	41.67	750.00	875.01	125.01	3,500.00
687 - WINDOW CLEANING	-	12.50	12.50	30.00	37.50	7.50	150.00
693 - MISCELLANEOUS EXPENSE	-	75.00	75.00	-	225.00	225.00	900.00
700 - INSURANCE - LIABILITY	-	1,875.00	1,875.00	-	5,625.00	5,625.00	22,500.00
710 - MANAGEMENT FEES	4,389.00	4,389.00	-	13,167.00	13,167.00	-	52,668.00
710SS - MANAGEMENT FEE FOR SITE STAFF	8,381.00	8,381.00	-	25,143.00	25,143.00	-	100,572.00
719 - OFFICE RENT	1,117.00	1,083.33	(33.67)	3,351.00	3,249.99	(101.01)	13,000.00
720 - OFFICE EXPENSE	214.71	375.00	160.29	567.54	1,125.00	557.46	4,500.00
720C - COPIES	9.15	41.67	32.52	1,163.33	125.01	(1,038.32)	500.00
720CO - Billing Statements	1,492.23	500.00	(992.23)	6,320.05	1,500.00	(4,820.05)	6,000.00
720M - Mail Permits	-	41.67	41.67	-	125.01	125.01	500.00

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
720P - POSTAGE	62.24	166.67	104.43	720.10	500.01	(220.09)	2,000.00
720S - SUPPLIES	4.65	-	(4.65)	18.30	-	(18.30)	-
720U - OFFICE UTILITIES	476.81	375.00	(101.81)	1,285.73	1,125.00	(160.73)	4,500.00
720W - IT EXPENSE	328.44	333.33	4.89	671.46	999.99	328.53	4,000.00
721 - BUDGET/ANNUAL MEETING	-	666.67	666.67	-	2,000.01	2,000.01	8,000.00
724 - INTERNET	161.39	166.67	5.28	436.23	500.01	63.78	2,000.00
725 - LEGAL SERVICES	(1,758.80)	541.67	2,300.47	(2,959.41)	1,625.01	4,584.42	6,500.00
726 - LEGAL GENERAL COUNSEL	562.13	-	(562.13)	1,448.48	-	(1,448.48)	-
745 - BANK CHARGES	20.00	-	(20.00)	70.00	-	(70.00)	-
780 - DUES / SUBSCRIPTIONS	-	41.67	41.67	-	125.01	125.01	500.00
785 - COMMUNITY EVENTS	16.57	750.00	733.43	63.14	2,250.00	2,186.86	9,000.00
805 - FUNDS TO RESERVES	3,475.00	3,475.00	-	60,425.00	10,425.00	(50,000.00)	41,700.00
806 - FUNDS TO OPERATING	-	-	-	(19,000.00)	-	19,000.00	-
860 - INCOME TAX	-	166.67	166.67	-	500.01	500.01	2,000.00
866 - Bad Debt Expense	1,021.20	-	(1,021.20)	2,155.86	-	(2,155.86)	-
870 - LICENSE & PERMITS	-	-	-	20.00	-	(20.00)	-
875 - AUDIT & TAX RETURN	-	375.00	375.00	-	1,125.00	1,125.00	4,500.00
Total Expense	45,572.55	54,499.20	8,926.65	185,155.03	163,497.60	(21,657.43)	653,990.00
Total Expense	45,572.55	54,499.20	8,926.65	185,155.03	163,497.60	(21,657.43)	653,990.00
Operating Net Total	(43,431.60)	2,746.80	(46,178.40)	(7,113.99)	8,240.40	(15,354.39)	32,962.00

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Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
445 - INTEREST	1,228.46	-	1,228.46	3,606.92	-	3,606.92	-
Total Income	1,228.46	-	1,228.46	3,606.92	-	3,606.92	-
Total Income	1,228.46	-	1,228.46	3,606.92	-	3,606.92	-
Reserve Expense							
Expense							
805 - FUNDS TO RESERVES	(3,475.00)	-	3,475.00	(60,425.00)	-	60,425.00	-
806 - FUNDS TO OPERATING	-	-	-	19,000.00	-	(19,000.00)	-
Total Expense	(3,475.00)	-	3,475.00	(41,425.00)	-	41,425.00	-
Total Expense	(3,475.00)	-	3,475.00	(41,425.00)	-	41,425.00	-
Reserve Net Total	4,703.46	-	4,703.46	45,031.92	-	45,031.92	-
Net Total	(38,728.14)	2,746.80	(41,474.94)	37,917.93	8,240.40	29,677.53	32,962.00