

Twin Lakes Homeowners Association, Inc.

Balance Sheet For 1/31/2026

Assets

136 - Alliance Reserve Fund-0870	\$55,849.43
137 - Alliance Capital Improvement Fund-2029	\$49,572.38
138 - CIT Debit Card Account-3970	\$1,190.36
143 - CDAR 6/25/26- 4169R- 3.53%	\$42,039.75
144 - CDAR 3/12/26-7052-3.82%R	\$60,764.87
146 - CDAR 10/1/26- 3775 3.53%- C	\$84,301.41
147 - CDAR 3/5/26-3785-3.82%R	\$42,470.90
148 - CDAR 3/5/26-3815-3.82%C	\$42,470.90
149 - CDAR 3/5/26-9767-3.82%C	\$51,770.62
150 - ACCOUNTS RECEIVABLE	\$166,712.53
151 - CDAR 1/14/27-4417-3.25%	\$50,074.54
198 - Capital Improvements	\$33,309.69
0152C - CDAR 1/14/27-4395-3.25%	\$50,074.54
0888C - TWIN LAKES OPERATING-9644	\$295,317.83

Total Assets

	<u>\$1,025,919.75</u>
Total Assets	<u>\$1,025,919.75</u>

Liabilities

210 - ACCOUNTS PAYABLE	\$496.94
299 - PREPAID DUES	\$42,088.94

Total Liabilities

\$42,585.88

Equity

390 - ASSOCIATION EQUITY	\$912,237.49
399 - RETAINED EARNINGS	\$71,096.38

Total Equity

\$983,333.87

Total Liabilities / Equity	<u>\$1,025,919.75</u>
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Twin Lakes Homeowners Association, Inc.

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
420 - DUES	171,738.00	57,246.00	114,492.00	171,738.00	57,246.00	114,492.00	686,952.00
423 - DELINQUENCY NOTICE CHARGE	(220.00)	-	(220.00)	(220.00)	-	(220.00)	-
430 - LATE CHARGES	277.64	-	277.64	277.64	-	277.64	-
436 - Legal Interest	319.51	-	319.51	319.51	-	319.51	-
445 - INTEREST	13.35	-	13.35	13.35	-	13.35	-
455 - FINES	1,355.00	-	1,355.00	1,355.00	-	1,355.00	-
490 - OTHER INCOME	10.00	-	10.00	10.00	-	10.00	-
Total Income	173,493.50	57,246.00	116,247.50	173,493.50	57,246.00	116,247.50	686,952.00
Total Income	173,493.50	57,246.00	116,247.50	173,493.50	57,246.00	116,247.50	686,952.00

Operating Expense

Expense							
510 - ELECTRICITY	463.01	416.67	(46.34)	463.01	416.67	(46.34)	5,000.00
511 - STREET LIGHTS	3,914.41	3,291.67	(622.74)	3,914.41	3,291.67	(622.74)	39,500.00
515 - WATER	199.96	500.00	300.04	199.96	500.00	300.04	6,000.00
540 - TELEPHONE	74.47	41.67	(32.80)	74.47	41.67	(32.80)	500.00
605 - LANDSCAPING-CONTRACT	5,747.48	5,750.00	2.52	5,747.48	5,750.00	2.52	69,000.00
612 - PARK - MAINTENANCE	4,452.62	2,583.33	(1,869.29)	4,452.62	2,583.33	(1,869.29)	31,000.00
614 - LAKES MAINT	-	1,625.00	1,625.00	-	1,625.00	1,625.00	19,500.00
625 - WILDLIFE MGMT	-	125.00	125.00	-	125.00	125.00	1,500.00
630 - Camera and Alarm Monitoring	49.61	41.67	(7.94)	49.61	41.67	(7.94)	500.00
630E - INSPECTIONS ESTHETICS	-	166.67	166.67	-	166.67	166.67	2,000.00
641 - SECURITY VEHICLE	77.18	458.33	381.15	77.18	458.33	381.15	5,500.00
641O - OUTSIDE SECURITY SERVICE	14,734.78	15,083.33	348.55	14,734.78	15,083.33	348.55	181,000.00
643 - SECURITY FUEL	346.63	-	(346.63)	346.63	-	(346.63)	-
645 - SECURITY CELL PHONE	71.35	83.33	11.98	71.35	83.33	11.98	1,000.00
646 - SECURITY VEHICLE MAINT	-	166.67	166.67	-	166.67	166.67	2,000.00
647 - SECURITY VEHICLE REGISTRATION	299.73	41.67	(258.06)	299.73	41.67	(258.06)	500.00
686 - OFFICE CLEANING	250.00	291.67	41.67	250.00	291.67	41.67	3,500.00
687 - WINDOW CLEANING	30.00	12.50	(17.50)	30.00	12.50	(17.50)	150.00
693 - MISCELLANEOUS EXPENSE	-	75.00	75.00	-	75.00	75.00	900.00
700 - INSURANCE - LIABILITY	-	1,875.00	1,875.00	-	1,875.00	1,875.00	22,500.00
710 - MANAGEMENT FEES	4,389.00	4,389.00	-	4,389.00	4,389.00	-	52,668.00
710SS - MANAGEMENT FEE FOR SITE STAFF	8,381.00	8,381.00	-	8,381.00	8,381.00	-	100,572.00
719 - OFFICE RENT	-	1,083.33	1,083.33	-	1,083.33	1,083.33	13,000.00
720 - OFFICE EXPENSE	352.83	375.00	22.17	352.83	375.00	22.17	4,500.00
720C - COPIES	1,149.68	41.67	(1,108.01)	1,149.68	41.67	(1,108.01)	500.00
720CO - Billing Statements	4,822.42	500.00	(4,322.42)	4,822.42	500.00	(4,322.42)	6,000.00
720M - Mail Permits	-	41.67	41.67	-	41.67	41.67	500.00
720P - POSTAGE	617.54	166.67	(450.87)	617.54	166.67	(450.87)	2,000.00
720S - SUPPLIES	7.20	-	(7.20)	7.20	-	(7.20)	-

Twin Lakes Homeowners Association, Inc.

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
720U - OFFICE UTILITIES	357.01	375.00	17.99	357.01	375.00	17.99	4,500.00
720W - IT EXPENSE	226.11	333.33	107.22	226.11	333.33	107.22	4,000.00
721 - BUDGET/ANNUAL MEETING	-	666.67	666.67	-	666.67	666.67	8,000.00
724 - INTERNET	120.04	166.67	46.63	120.04	166.67	46.63	2,000.00
725 - LEGAL SERVICES	(939.26)	541.67	1,480.93	(939.26)	541.67	1,480.93	6,500.00
726 - LEGAL GENERAL COUNSEL	82.50	-	(82.50)	82.50	-	(82.50)	-
745 - BANK CHARGES	50.00	-	(50.00)	50.00	-	(50.00)	-
780 - DUES / SUBSCRIPTIONS	-	41.67	41.67	-	41.67	41.67	500.00
785 - COMMUNITY EVENTS	30.00	750.00	720.00	30.00	750.00	720.00	9,000.00
805 - FUNDS TO RESERVES	53,475.00	3,475.00	(50,000.00)	53,475.00	3,475.00	(50,000.00)	41,700.00
806 - FUNDS TO OPERATING	(19,000.00)	-	19,000.00	(19,000.00)	-	19,000.00	-
860 - INCOME TAX	-	166.67	166.67	-	166.67	166.67	2,000.00
866 - Bad Debt Expense	73.09	-	(73.09)	73.09	-	(73.09)	-
870 - LICENSE & PERMITS	20.00	-	(20.00)	20.00	-	(20.00)	-
875 - AUDIT & TAX RETURN	-	375.00	375.00	-	375.00	375.00	4,500.00
Total Expense	84,925.39	54,499.20	(30,426.19)	84,925.39	54,499.20	(30,426.19)	653,990.00
Total Expense	84,925.39	54,499.20	(30,426.19)	84,925.39	54,499.20	(30,426.19)	653,990.00
Operating Net Total	88,568.11	2,746.80	85,821.31	88,568.11	2,746.80	85,821.31	32,962.00

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
445 - INTEREST	1,191.95	-	1,191.95	1,191.95	-	1,191.95	-
Total Income	1,191.95	-	1,191.95	1,191.95	-	1,191.95	-
Total Income	1,191.95	-	1,191.95	1,191.95	-	1,191.95	-
Reserve Expense							
Expense							
805 - FUNDS TO RESERVES	(53,475.00)	-	53,475.00	(53,475.00)	-	53,475.00	-
806 - FUNDS TO OPERATING	19,000.00	-	(19,000.00)	19,000.00	-	(19,000.00)	-
Total Expense	(34,475.00)	-	34,475.00	(34,475.00)	-	34,475.00	-
Total Expense	(34,475.00)	-	34,475.00	(34,475.00)	-	34,475.00	-
Reserve Net Total	35,666.95	-	35,666.95	35,666.95	-	35,666.95	-
Net Total	124,235.06	2,746.80	121,488.26	124,235.06	2,746.80	121,488.26	32,962.00