

Twin Lakes Homeowners Association, Inc.

Balance Sheet For 9/30/2026

Assets

136 - Alliance Reserve Fund-0870	\$83,766.35
137 - Alliance Capital Improvement Fund-2029	\$49,621.70
138 - CIT Debit Card Account-3970	\$2,120.30
146 - CDAR 10/1/26- 3775 3.53%- C	\$86,301.55
150 - ACCOUNTS RECEIVABLE	\$134,573.31
151 - CDAR 1/14/27-4417-3.25% C	\$51,147.72
153 - CDAR 3/11/27-2153 3.53%C	\$62,058.60
154 - CDAR 3/4/27-1333 3.19%R	\$43,405.00
155 - CDAR 3/4/27-2267 3.19%C	\$52,909.25
156 - CDAR 3/4/27-2291 3.19%R	\$43,405.00
157 - CDAR 6/24/27-3791R-3.05%	\$42,981.31
198 - Capital Improvements	\$33,309.69
0152C - CDAR 1/14/27-4395-3.25% R	\$51,147.72
0888C - TWIN LAKES OPERATING-9644	\$307,440.66

Total Assets

	\$1,044,188.16
Total Assets	<u>\$1,044,188.16</u>

Liabilities

210 - ACCOUNTS PAYABLE	\$561.64
299 - PREPAID DUES	\$114,024.71

Total Liabilities

\$114,586.35

Equity

390 - ASSOCIATION EQUITY	\$858,505.43
399 - RETAINED EARNINGS	\$71,096.38

Total Equity

	\$929,601.81
Total Liabilities / Equity	<u>\$1,044,188.16</u>

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
420 - DUES	-	57,246.00	(57,246.00)	515,214.00	515,214.00	-	686,952.00
423 - DELINQUENCY NOTICE CHARGE	(340.00)	-	(340.00)	(400.00)	-	(400.00)	-
430 - LATE CHARGES	887.62	-	887.62	9,509.05	-	9,509.05	-
435 - NSF FEE	(5.00)	-	(5.00)	190.00	-	190.00	-
436 - Interest on Funds at Attorney	937.55	-	937.55	2,823.46	-	2,823.46	-
445 - INTEREST	12.20	-	12.20	118.72	-	118.72	-
455 - FINES	2,190.00	-	2,190.00	25,605.00	-	25,605.00	-
487 - ESCROW TRANSFER FEE	125.00	-	125.00	125.00	-	125.00	-
490 - OTHER INCOME	5.00	-	5.00	35.00	-	35.00	-
Total Income	3,812.37	57,246.00	(53,433.63)	553,220.23	515,214.00	38,006.23	686,952.00
Total Income	3,812.37	57,246.00	(53,433.63)	553,220.23	515,214.00	38,006.23	686,952.00

Operating Expense

Expense							
510 - ELECTRICITY	913.99	416.67	(497.32)	5,160.04	3,750.03	(1,410.01)	5,000.00
511 - STREET LIGHTS	2,346.57	3,291.67	945.10	30,120.60	29,625.03	(495.57)	39,500.00
515 - WATER	3,400.23	500.00	(2,900.23)	5,806.94	4,500.00	(1,306.94)	6,000.00
540 - TELEPHONE	74.45	41.67	(32.78)	669.75	375.03	(294.72)	500.00
560 - INTERNET	-	-	-	(56.04)	-	56.04	-
605 - LANDSCAPING-CONTRACT	5,925.27	5,750.00	(175.27)	46,507.84	51,750.00	5,242.16	69,000.00
612 - PARK - MAINTENANCE	3,922.72	2,583.33	(1,339.39)	56,189.59	23,249.97	(32,939.62)	31,000.00
614 - LAKES MAINT	-	1,625.00	1,625.00	-	14,625.00	14,625.00	19,500.00
625 - WILDLIFE MGMT	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
630 - Camera and Alarm Monitoring	49.65	41.67	(7.98)	446.61	375.03	(71.58)	500.00
630E - INSPECTIONS ESTHETICS	-	166.67	166.67	2,050.00	1,500.03	(549.97)	2,000.00
641 - SECURITY VEHICLE	-	458.33	458.33	77.18	4,124.97	4,047.79	5,500.00
641O - OUTSIDE SECURITY SERVICE	16,541.10	15,083.33	(1,457.77)	142,375.24	135,749.97	(6,625.27)	181,000.00
643 - SECURITY FUEL	342.38	-	(342.38)	3,656.24	-	(3,656.24)	-
645 - SECURITY CELL PHONE	62.10	83.33	21.23	572.64	749.97	177.33	1,000.00
646 - SECURITY VEHICLE MAINT	26.48	166.67	140.19	2,262.96	1,500.03	(762.93)	2,000.00
647 - SECURITY VEHICLE REGISTRATION	-	41.67	41.67	542.81	375.03	(167.78)	500.00
686 - OFFICE CLEANING	375.00	291.67	(83.33)	2,500.00	2,625.03	125.03	3,500.00
687 - WINDOW CLEANING	-	12.50	12.50	90.00	112.50	22.50	150.00
693 - MISCELLANEOUS EXPENSE	-	75.00	75.00	-	675.00	675.00	900.00
700 - INSURANCE - LIABILITY	-	1,875.00	1,875.00	19,396.79	16,875.00	(2,521.79)	22,500.00
710 - MANAGEMENT FEES	4,389.00	4,389.00	-	39,501.00	39,501.00	-	52,668.00
710SS - MANAGEMENT FEE FOR SITE STAFF	8,381.00	8,381.00	-	75,429.00	75,429.00	-	100,572.00
719 - OFFICE RENT	1,266.00	1,083.33	(182.67)	10,649.00	9,749.97	(899.03)	13,000.00
720 - OFFICE EXPENSE	197.96	375.00	177.04	4,444.24	3,375.00	(1,069.24)	4,500.00
720C - COPIES	11.10	41.67	30.57	1,525.58	375.03	(1,150.55)	500.00
720CO - Billing Statements	14.00	500.00	486.00	10,852.21	4,500.00	(6,352.21)	6,000.00

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
720M - Mail Permits	-	41.67	41.67	670.00	375.03	(294.97)	500.00
720P - POSTAGE	71.65	166.67	95.02	1,103.89	1,500.03	396.14	2,000.00
720S - SUPPLIES	5.10	-	(5.10)	473.19	-	(473.19)	-
720U - OFFICE UTILITIES	283.82	375.00	91.18	3,389.33	3,375.00	(14.33)	4,500.00
720W - IT EXPENSE	123.64	333.33	209.69	1,710.75	2,999.97	1,289.22	4,000.00
721 - BUDGET/ANNUAL MEETING	1,341.06	666.67	(674.39)	5,688.92	6,000.03	311.11	8,000.00
724 - INTERNET	161.42	166.67	5.25	1,404.66	1,500.03	95.37	2,000.00
725 - LEGAL SERVICES	195.00	541.67	346.67	(2,735.66)	4,875.03	7,610.69	6,500.00
726 - LEGAL GENERAL COUNSEL	82.50	-	(82.50)	4,382.34	-	(4,382.34)	-
745 - BANK CHARGES	20.00	-	(20.00)	230.00	-	(230.00)	-
755 - RESERVE STUDY	-	-	-	1,090.00	-	(1,090.00)	-
780 - DUES / SUBSCRIPTIONS	-	41.67	41.67	-	375.03	375.03	500.00
785 - COMMUNITY EVENTS	16.58	750.00	733.42	4,950.44	6,750.00	1,799.56	9,000.00
805 - FUNDS TO RESERVES	3,475.00	3,475.00	-	81,275.00	31,275.00	(50,000.00)	41,700.00
806 - FUNDS TO OPERATING	-	-	-	(19,000.00)	-	19,000.00	-
860 - INCOME TAX	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
866 - Bad Debt Expense	2,593.83	-	(2,593.83)	10,305.96	-	(10,305.96)	-
870 - LICENSE & PERMITS	-	-	-	20.00	-	(20.00)	-
875 - AUDIT & TAX RETURN	-	375.00	375.00	-	3,375.00	3,375.00	4,500.00
Total Expense	56,608.60	54,499.20	(2,109.40)	555,729.04	490,492.80	(65,236.24)	653,990.00
Total Expense	56,608.60	54,499.20	(2,109.40)	555,729.04	490,492.80	(65,236.24)	653,990.00
Operating Net Total	(52,796.23)	2,746.80	(55,543.03)	(2,508.81)	24,721.20	(27,230.01)	32,962.00

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
445 - INTEREST	1,172.24	-	1,172.24	10,746.81	-	10,746.81	-
Total Income	1,172.24	-	1,172.24	10,746.81	-	10,746.81	-
Total Income	1,172.24	-	1,172.24	10,746.81	-	10,746.81	-
Reserve Expense							
Expense							
745 - BANK CHARGES	-	-	-	10.00	-	(10.00)	-
805 - FUNDS TO RESERVES	(3,475.00)	-	3,475.00	(81,275.00)	-	81,275.00	-
806 - FUNDS TO OPERATING	-	-	-	19,000.00	-	(19,000.00)	-
Total Expense	(3,475.00)	-	3,475.00	(62,265.00)	-	62,265.00	-
Total Expense	(3,475.00)	-	3,475.00	(62,265.00)	-	62,265.00	-
Reserve Net Total	4,647.24	-	4,647.24	73,011.81	-	73,011.81	-
Net Total	(48,148.99)	2,746.80	(50,895.79)	70,503.00	24,721.20	45,781.80	32,962.00