

Twin Lakes Homeowners Association, Inc.

Balance Sheet For 3/31/2025

Assets

136 - Alliance Reserve Fund-0870	\$92,182.37
137 - Alliance Capital Improvement Fund-2029	\$49,510.08
138 - CIT Debit Card Account-3970	\$2,027.31
143 - CDAR 6/26/25- 1474R- 4.40%	\$40,728.47
144 - CDAR 3/12/26-7052-3.82%	\$58,846.79
146 - CDAR 10/2/25- 3337 4.15%- C	\$81,620.39
147 - CDAR 3/5/26-3785-3.82%	\$41,130.28
148 - CDAR 3/5/26-3815-3.82%	\$41,130.28
149 - CDAR 3/5/26-9767-3.82%	\$50,136.45
150 - ACCOUNTS RECEIVABLE	\$139,868.13
0888C - TWIN LAKES OPERATING-9644	\$282,406.48

Total Assets

Total Assets \$879,587.03
\$879,587.03

Liabilities

210 - ACCOUNTS PAYABLE	\$333.00
299 - PREPAID DUES	\$64,687.94

Total Liabilities

\$65,020.94

Equity

390 - ASSOCIATION EQUITY	\$777,819.92
399 - RETAINED EARNINGS	\$36,746.17

Total Equity

\$814,566.09

Total Liabilities / Equity

\$879,587.03

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
420 - DUES	-	50,431.00	(50,431.00)	151,332.91	151,293.00	39.91	605,172.00
423 - DELINQUENCY NOTICE CHARGE	10.00	-	10.00	110.00	-	110.00	-
430 - LATE CHARGES	180.00	-	180.00	401.40	-	401.40	-
435 - NSF FEE	(215.00)	-	(215.00)	65.00	-	65.00	-
436 - Legal Interest	107.43	-	107.43	340.89	-	340.89	-
445 - INTEREST	13.04	-	13.04	45.71	-	45.71	-
455 - FINES	20.00	-	20.00	(400.00)	-	(400.00)	-
487 - ESCROW TRANSFER FEE	(125.00)	-	(125.00)	-	-	-	-
490 - OTHER INCOME	5.00	-	5.00	77.60	-	77.60	-
Total Income	(4.53)	50,431.00	(50,435.53)	151,973.51	151,293.00	680.51	605,172.00
Total Income	(4.53)	50,431.00	(50,435.53)	151,973.51	151,293.00	680.51	605,172.00

Operating Expense

Expense							
510 - ELECTRICITY	427.92	458.33	30.41	1,286.87	1,374.99	88.12	5,500.00
511 - STREET LIGHTS	3,201.07	2,916.67	(284.40)	9,693.77	8,750.01	(943.76)	35,000.00
515 - WATER	-	541.67	541.67	103.02	1,625.01	1,521.99	6,500.00
540 - TELEPHONE	103.50	100.00	(3.50)	310.50	300.00	(10.50)	1,200.00
560 - INTERNET	-	-	-	323.80	-	(323.80)	-
600 - GENERAL MAINTENANCE	-	-	-	(688.75)	-	688.75	-
605 - LANDSCAPING-CONTRACT	5,742.27	5,833.33	91.06	17,226.81	17,499.99	273.18	70,000.00
609 - ABANDONED HOME MAINT	-	-	-	688.75	-	(688.75)	-
612 - PARK - MAINTENANCE	(22,772.06)	1,166.67	23,938.73	9,705.64	3,500.01	(6,205.63)	14,000.00
614 - LAKES MAINT	-	1,416.67	1,416.67	-	4,250.01	4,250.01	17,000.00
625 - WILDLIFE MGMT	876.86	208.33	(668.53)	1,676.86	624.99	(1,051.87)	2,500.00
630 - ALARM MONITORING	35.25	52.50	17.25	105.75	157.50	51.75	630.00
630E - INSPECTIONS ESTHETICS	-	166.67	166.67	-	500.01	500.01	2,000.00
641 - SECURITY VEHICLE	-	500.00	500.00	-	1,500.00	1,500.00	6,000.00
641O - OUTSIDE SECURITY SERVICE	12,520.00	12,500.00	(20.00)	40,960.00	37,500.00	(3,460.00)	150,000.00
643 - SECURITY FUEL	318.95	-	(318.95)	982.92	-	(982.92)	-
645 - SECURITY CELL PHONE	572.70	83.33	(489.37)	903.93	249.99	(653.94)	1,000.00
646 - SECURITY VEHICLE MAINT	-	333.33	333.33	286.46	999.99	713.53	4,000.00
647 - SECURITY VEHICLE REGISTRATION	310.29	50.00	(260.29)	310.29	150.00	(160.29)	600.00
686 - OFFICE CLEANING	-	283.33	283.33	500.00	849.99	349.99	3,400.00
687 - WINDOW CLEANING	250.00	30.83	(219.17)	280.00	92.49	(187.51)	370.00
700 - INSURANCE - LIABILITY	-	1,250.00	1,250.00	-	3,750.00	3,750.00	15,000.00
710 - MANAGEMENT FEES	4,389.00	4,689.00	300.00	13,167.00	14,067.00	900.00	56,268.00
710SS - MANAGEMENT FEE FOR SITE STAFF	8,381.00	8,381.00	-	25,143.00	25,143.00	-	100,572.00
719 - OFFICE RENT	1,088.00	1,166.67	78.67	3,264.00	3,500.01	236.01	14,000.00
720 - OFFICE EXPENSE	577.57	-	(577.57)	4,987.46	-	(4,987.46)	-
720C - COPIES	21.00	41.67	20.67	101.85	125.01	23.16	500.00

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
720CO - COUPONS	8.75	-	(8.75)	1,508.76	-	(1,508.76)	-
720M - MAIL FULFILLMENT	-	50.00	50.00	-	150.00	150.00	600.00
720P - POSTAGE	36.67	166.67	130.00	207.38	500.01	292.63	2,000.00
720S - SUPPLIES	6.15	250.00	243.85	38.40	750.00	711.60	3,000.00
720U - OFFICE UTILITIES	436.43	125.00	(311.43)	988.45	375.00	(613.45)	1,500.00
720W - IT EXPENSE	343.12	500.00	156.88	3,755.98	1,500.00	(2,255.98)	6,000.00
721 - BUDGET/ANNUAL MEETING	-	733.33	733.33	-	2,199.99	2,199.99	8,800.00
724 - OFFICE INTERNET	161.90	158.33	(3.57)	161.90	474.99	313.09	1,900.00
725 - LEGAL SERVICES	(460.00)	600.00	1,060.00	(1,657.50)	1,800.00	3,457.50	7,200.00
726 - LEGAL GENERAL COUNSEL	530.00	-	(530.00)	1,747.50	-	(1,747.50)	-
745 - BANK CHARGES	10.00	708.33	698.33	100.00	2,124.99	2,024.99	8,500.00
785 - COMMUNITY EVENTS	-	1,250.00	1,250.00	784.79	3,750.00	2,965.21	15,000.00
805 - FUNDS TO RESERVES	3,219.33	3,219.33	-	59,657.99	9,657.99	(50,000.00)	38,632.00
866 - BAD DEBT ALLOWANCE	10.00	-	(10.00)	10.00	-	(10.00)	-
867 - MISC EXP	-	41.67	41.67	-	125.01	125.01	500.00
875 - AUDIT & TAX RETURN	-	458.33	458.33	-	1,374.99	1,374.99	5,500.00
900 - DEPRECIATION OTHER	570.00	-	(570.00)	570.00	-	(570.00)	-
901 - CAPITAL IMPROVEMENTS	25,598.39	-	(25,598.39)	25,598.39	-	(25,598.39)	-
Total Expense	46,514.06	50,430.99	3,916.93	224,791.97	151,292.97	(73,499.00)	605,172.00
Total Expense	46,514.06	50,430.99	3,916.93	224,791.97	151,292.97	(73,499.00)	605,172.00
Operating Net Total	(46,518.59)	.01	(46,518.60)	(72,818.46)	.03	(72,818.49)	-

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
445 - INTEREST	1,131.46	-	1,131.46	2,999.46	-	2,999.46	-
Total Income	1,131.46	-	1,131.46	2,999.46	-	2,999.46	-
Total Income	1,131.46	-	1,131.46	2,999.46	-	2,999.46	-
Reserve Expense							
Expense							
643 - SECURITY FUEL	21.50	-	(21.50)	21.50	-	(21.50)	-
805 - FUNDS TO RESERVES	(6,438.66)	-	6,438.66	(59,657.99)	-	59,657.99	-
Total Expense	(6,417.16)	-	6,417.16	(59,636.49)	-	59,636.49	-
Total Expense	(6,417.16)	-	6,417.16	(59,636.49)	-	59,636.49	-
Reserve Net Total	7,548.62	-	7,548.62	62,635.95	-	62,635.95	-
Net Total	(38,969.97)	.01	(38,969.98)	(10,182.51)	.03	(10,182.54)	-