

Twin Lakes Homeowners Association, Inc.

Balance Sheet For 2/28/2025

Assets

124 - CD 3/1/2025- 110R- 4.41%	\$41,018.34
129 - CD 3-1-2025- 745C- 4.41% Capital Fund	\$41,018.34
136 - Alliance Reserve Fund-0870	\$135,721.08
137 - Alliance Capital Improvement Fund-2029	\$49,499.30
138 - CIT Debit Card Account-3970	\$2,007.34
142 - CD 3/7/25- 9385R- 3.93%	\$58,542.44
143 - CDAR 6/26/25- 1474R- 4.40%	\$40,576.49
146 - CDAR 10/2/25- 3337 4.15%- C	\$81,339.00
150 - ACCOUNTS RECEIVABLE	\$148,120.14
0888C - TWIN LAKES OPERATING-9644	\$304,022.04

Total Assets

	<u>\$901,864.51</u>
Total Assets	<u><u>\$901,864.51</u></u>

Liabilities

299 - PREPAID DUES	\$47,608.45
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Total Liabilities

\$47,608.45

Equity

390 - ASSOCIATION EQUITY	\$817,509.89
399 - RETAINED EARNINGS	\$36,746.17

Total Equity

\$854,256.06

Total Liabilities / Equity

\$901,864.51

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
420 - DUES	(71.09)	50,431.00	(50,502.09)	151,332.91	100,862.00	50,470.91	605,172.00
423 - DELINQUENCY NOTICE CHARGE	(50.00)	-	(50.00)	100.00	-	100.00	-
430 - LATE CHARGES	176.40	-	176.40	221.40	-	221.40	-
435 - NSF FEE	-	-	-	280.00	-	280.00	-
436 - Legal Interest	233.46	-	233.46	233.46	-	233.46	-
445 - INTEREST	14.49	-	14.49	32.67	-	32.67	-
455 - FINES	(420.00)	-	(420.00)	(420.00)	-	(420.00)	-
487 - ESCROW TRANSFER FEE	125.00	-	125.00	125.00	-	125.00	-
490 - OTHER INCOME	-	-	-	72.60	-	72.60	-
Total Income	8.26	50,431.00	(50,422.74)	151,978.04	100,862.00	51,116.04	605,172.00
Total Income	8.26	50,431.00	(50,422.74)	151,978.04	100,862.00	51,116.04	605,172.00

Operating Expense

Expense							
510 - ELECTRICITY	417.60	458.33	40.73	858.95	916.66	57.71	5,500.00
511 - STREET LIGHTS	3,245.94	2,916.67	(329.27)	6,492.70	5,833.34	(659.36)	35,000.00
515 - WATER	-	541.67	541.67	103.02	1,083.34	980.32	6,500.00
540 - TELEPHONE	103.50	100.00	(3.50)	207.00	200.00	(7.00)	1,200.00
560 - INTERNET	161.90	-	(161.90)	323.80	-	(323.80)	-
600 - GENERAL MAINTENANCE	-	-	-	(688.75)	-	688.75	-
605 - LANDSCAPING-CONTRACT	5,742.27	5,833.33	91.06	11,484.54	11,666.66	182.12	70,000.00
609 - ABANDONED HOME MAINT	-	-	-	688.75	-	(688.75)	-
612 - PARK - MAINTENANCE	27,416.81	1,166.67	(26,250.14)	32,477.70	2,333.34	(30,144.36)	14,000.00
614 - LAKES MAINT	-	1,416.67	1,416.67	-	2,833.34	2,833.34	17,000.00
625 - WILDLIFE MGMT	800.00	208.33	(591.67)	800.00	416.66	(383.34)	2,500.00
630 - ALARM MONITORING	35.25	52.50	17.25	70.50	105.00	34.50	630.00
630E - INSPECTIONS ESTHETICS	-	166.67	166.67	-	333.34	333.34	2,000.00
641 - SECURITY VEHICLE	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
641O - OUTSIDE SECURITY SERVICE	14,560.00	12,500.00	(2,060.00)	28,440.00	25,000.00	(3,440.00)	150,000.00
643 - SECURITY FUEL	354.59	-	(354.59)	663.97	-	(663.97)	-
645 - SECURITY CELL PHONE	149.37	83.33	(66.04)	331.23	166.66	(164.57)	1,000.00
646 - SECURITY VEHICLE MAINT	286.46	333.33	46.87	286.46	666.66	380.20	4,000.00
647 - SECURITY VEHICLE REGISTRATION	-	50.00	50.00	-	100.00	100.00	600.00
686 - OFFICE CLEANING	250.00	283.33	33.33	500.00	566.66	66.66	3,400.00
687 - WINDOW CLEANING	30.00	30.83	.83	30.00	61.66	31.66	370.00
700 - INSURANCE - LIABILITY	-	1,250.00	1,250.00	-	2,500.00	2,500.00	15,000.00
710 - MANAGEMENT FEES	4,389.00	4,689.00	300.00	8,778.00	9,378.00	600.00	56,268.00
710SS - MANAGEMENT FEE FOR SITE STAFF	8,381.00	8,381.00	-	16,762.00	16,762.00	-	100,572.00
719 - OFFICE RENT	1,088.00	1,166.67	78.67	2,176.00	2,333.34	157.34	14,000.00
720 - OFFICE EXPENSE	4,017.73	-	(4,017.73)	4,409.89	-	(4,409.89)	-
720C - COPIES	80.85	41.67	(39.18)	80.85	83.34	2.49	500.00

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
720CO - COUPONS	52.15	-	(52.15)	1,500.01	-	(1,500.01)	-
720M - MAIL FULFILLMENT	-	50.00	50.00	-	100.00	100.00	600.00
720P - POSTAGE	170.71	166.67	(4.04)	170.71	333.34	162.63	2,000.00
720S - SUPPLIES	32.25	250.00	217.75	32.25	500.00	467.75	3,000.00
720U - OFFICE UTILITIES	261.72	125.00	(136.72)	552.02	250.00	(302.02)	1,500.00
720W - IT EXPENSE	3,230.72	500.00	(2,730.72)	3,412.86	1,000.00	(2,412.86)	6,000.00
721 - BUDGET/ANNUAL MEETING	-	733.33	733.33	-	1,466.66	1,466.66	8,800.00
724 - OFFICE INTERNET	-	158.33	158.33	-	316.66	316.66	1,900.00
725 - LEGAL SERVICES	(737.50)	600.00	1,337.50	(1,197.50)	1,200.00	2,397.50	7,200.00
726 - LEGAL GENERAL COUNSEL	847.50	-	(847.50)	1,217.50	-	(1,217.50)	-
745 - BANK CHARGES	-	708.33	708.33	90.00	1,416.66	1,326.66	8,500.00
785 - COMMUNITY EVENTS	784.79	1,250.00	465.21	784.79	2,500.00	1,715.21	15,000.00
805 - FUNDS TO RESERVES	3,219.33	3,219.33	-	56,438.66	6,438.66	(50,000.00)	38,632.00
867 - MISC EXP	-	41.67	41.67	-	83.34	83.34	500.00
875 - AUDIT & TAX RETURN	-	458.33	458.33	-	916.66	916.66	5,500.00
Total Expense	79,371.94	50,430.99	(28,940.95)	178,277.91	100,861.98	(77,415.93)	605,172.00
Total Expense	79,371.94	50,430.99	(28,940.95)	178,277.91	100,861.98	(77,415.93)	605,172.00
Operating Net Total	(79,363.68)	.01	(79,363.69)	(26,299.87)	.02	(26,299.89)	-

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
445 - INTEREST	902.75	-	902.75	1,868.00	-	1,868.00	-
Total Income	902.75	-	902.75	1,868.00	-	1,868.00	-
Total Income	902.75	-	902.75	1,868.00	-	1,868.00	-
Reserve Expense							
Expense							
805 - FUNDS TO RESERVES	(50,000.00)	-	50,000.00	(53,219.33)	-	53,219.33	-
Total Expense	(50,000.00)	-	50,000.00	(53,219.33)	-	53,219.33	-
Total Expense	(50,000.00)	-	50,000.00	(53,219.33)	-	53,219.33	-
Reserve Net Total	50,902.75	-	50,902.75	55,087.33	-	55,087.33	-
Net Total	(28,460.93)	.01	(28,460.94)	28,787.46	.02	28,787.44	-