# Twin Lakes Homeowners Association, Inc.

## Balance Sheet For 5/31/2026

### Assets

| | | |
|---|---|---|
| 136 - Alliance Reserve Fund-0870 | $69,801.58 | |
| 137 - Alliance Capital Improvement Fund-2029 | $49,596.83 | |
| 138 - CIT Debit Card Account-3970 | $719.94 | |
| 143 - CDAR 6/25/26- 4169R- 3.53% | $42,531.41 | |
| 146 - CDAR 10/1/26- 3775 3.53%- C | $85,287.35 | |
| 150 - ACCOUNTS RECEIVABLE | $138,502.80 | |
| 151 - CDAR 1/14/27-4417-3.25% C | $50,603.85 | |
| 153 - CDAR 3/11/27-2153 3.53%C | $61,428.55 | |
| 154 - CDAR 3/4/27-1333 3.19%R | $42,943.45 | |
| 155 - CDAR 3/4/27-2267 3.19%C | $52,346.65 | |
| 156 - CDAR 3/4/27-2291 3.19%R | $42,943.45 | |
| 198 - Capital Improvements | $33,309.69 | |
| 0152C - CDAR 1/14/27-4395-3.25% R | $50,603.85 | |
| 0888C - TWIN LAKES OPERATING-9644 | $306,811.11 | |
| **Total Assets** | | **$1,027,430.51** |
| | **Total Assets** | **$1,027,430.51** |

### Liabilities

| | | |
|---|---|---|
| 210 - ACCOUNTS PAYABLE | $496.94 | |
| 299 - PREPAID DUES | $55,737.62 | |
| **Total Liabilities** | | **$56,234.56** |

### Equity

| | | |
|---|---|---|
| 390 - ASSOCIATION EQUITY | $900,099.57 | |
| 399 - RETAINED EARNINGS | $71,096.38 | |
| **Total Equity** | | **$971,195.95** |
| | **Total Liabilities / Equity** | **$1,027,430.51** |

# Twin Lakes Homeowners Association, Inc.

## Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |

### Operating Income

**Income**

| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| 420 - DUES | - | 57,246.00 | (57,246.00) | 343,476.00 | 286,230.00 | 57,246.00 | 686,952.00 |
| 423 - DELINQUENCY NOTICE CHARGE | (1,590.00) | - | (1,590.00) | (980.00) | - | (980.00) | - |
| 430 - LATE CHARGES | 1,433.70 | - | 1,433.70 | 4,546.41 | - | 4,546.41 | - |
| 435 - NSF FEE | - | - | - | 30.00 | - | 30.00 | - |
| 436 - Interest on Funds at Attorney | 35.79 | - | 35.79 | 1,638.33 | - | 1,638.33 | - |
| 445 - INTEREST | 14.34 | - | 14.34 | 66.17 | - | 66.17 | - |
| 455 - FINES | 2,950.00 | - | 2,950.00 | 8,555.00 | - | 8,555.00 | - |
| 490 - OTHER INCOME | 5.00 | - | 5.00 | 20.00 | - | 20.00 | - |
| **Total Income** | **2,848.83** | **57,246.00** | **(54,397.17)** | **357,351.91** | **286,230.00** | **71,121.91** | **686,952.00** |
| **Total Income** | **2,848.83** | **57,246.00** | **(54,397.17)** | **357,351.91** | **286,230.00** | **71,121.91** | **686,952.00** |

### Operating Expense

**Expense**

| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| 510 - ELECTRICITY | 527.13 | 416.67 | (110.46) | 2,537.42 | 2,083.35 | (454.07) | 5,000.00 |
| 511 - STREET LIGHTS | 3,673.85 | 3,291.67 | (382.18) | 19,241.78 | 16,458.35 | (2,783.43) | 39,500.00 |
| 515 - WATER | 110.25 | 500.00 | 389.75 | 420.59 | 2,500.00 | 2,079.41 | 6,000.00 |
| 540 - TELEPHONE | 74.27 | 41.67 | (32.60) | 372.13 | 208.35 | (163.78) | 500.00 |
| 560 - INTERNET | - | - | - | (56.04) | - | 56.04 | - |
| 605 - LANDSCAPING-CONTRACT | 5,747.48 | 5,750.00 | 2.52 | 28,737.40 | 28,750.00 | 12.60 | 69,000.00 |
| 612 - PARK - MAINTENANCE | 3,912.52 | 2,583.33 | (1,329.19) | 23,991.26 | 12,916.65 | (11,074.61) | 31,000.00 |
| 614 - LAKES MAINT | - | 1,625.00 | 1,625.00 | - | 8,125.00 | 8,125.00 | 19,500.00 |
| 625 - WILDLIFE MGMT | - | 125.00 | 125.00 | - | 625.00 | 625.00 | 1,500.00 |
| 630 - Camera and Alarm Monitoring | 49.61 | 41.67 | (7.94) | 248.05 | 208.35 | (39.70) | 500.00 |
| 630E - INSPECTIONS ESTHETICS | 2,050.00 | 166.67 | (1,883.33) | 2,050.00 | 833.35 | (1,216.65) | 2,000.00 |
| 641 - SECURITY VEHICLE | - | 458.33 | 458.33 | 77.18 | 2,291.65 | 2,214.47 | 5,500.00 |
| 641O - OUTSIDE SECURITY SERVICE | 16,110.56 | 15,083.33 | (1,027.23) | 75,650.83 | 75,416.65 | (234.18) | 181,000.00 |
| 643 - SECURITY FUEL | 418.06 | - | (418.06) | 1,943.82 | - | (1,943.82) | - |
| 645 - SECURITY CELL PHONE | 62.10 | 83.33 | 21.23 | 324.24 | 416.65 | 92.41 | 1,000.00 |
| 646 - SECURITY VEHICLE MAINT | 26.46 | 166.67 | 140.21 | 2,032.21 | 833.35 | (1,198.86) | 2,000.00 |
| 647 - SECURITY VEHICLE REGISTRATION | - | 41.67 | 41.67 | 299.73 | 208.35 | (91.38) | 500.00 |
| 686 - OFFICE CLEANING | 250.00 | 291.67 | 41.67 | 1,375.00 | 1,458.35 | 83.35 | 3,500.00 |
| 687 - WINDOW CLEANING | 30.00 | 12.50 | (17.50) | 60.00 | 62.50 | 2.50 | 150.00 |
| 693 - MISCELLANEIOUS EXPENSE | - | 75.00 | 75.00 | - | 375.00 | 375.00 | 900.00 |
| 700 - INSURANCE - LIABILITY | (321.21) | 1,875.00 | 2,196.21 | (321.21) | 9,375.00 | 9,696.21 | 22,500.00 |
| 710 - MANAGEMENT FEES | 4,389.00 | 4,389.00 | - | 21,945.00 | 21,945.00 | - | 52,668.00 |
| 710SS - MANAGEMENT FEE FOR SITE STAFF | 8,381.00 | 8,381.00 | - | 41,905.00 | 41,905.00 | - | 100,572.00 |
| 719 - OFFICE RENT | 1,117.00 | 1,083.33 | (33.67) | 5,585.00 | 5,416.65 | (168.35) | 13,000.00 |
| 720 - OFFICE EXPENSE | 243.50 | 375.00 | 131.50 | 1,423.27 | 1,875.00 | 451.73 | 4,500.00 |
| 720C - COPIES | 313.05 | 41.67 | (271.38) | 1,487.93 | 208.35 | (1,279.58) | 500.00 |
| 720CO - Billing Statements | 10.65 | 500.00 | 489.35 | 9,325.33 | 2,500.00 | (6,825.33) | 6,000.00 |
| 720M - Mail Permits | 370.00 | 41.67 | (328.33) | 370.00 | 208.35 | (161.65) | 500.00 |

# Twin Lakes Homeowners Association, Inc.

## Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

| | Current Period | | | Year To Date | | | Annual Budget |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| **Operating Expense** | | | | | | | |
| 720P - POSTAGE | 107.47 | 166.67 | 59.20 | 917.85 | 833.35 | (84.50) | 2,000.00 |
| 720S - SUPPLIES | 425.49 | - | (425.49) | 452.04 | - | (452.04) | - |
| 720U - OFFICE UTILITIES | 455.35 | 375.00 | (80.35) | 2,217.89 | 1,875.00 | (342.89) | 4,500.00 |
| 720W - IT EXPENSE | 123.52 | 333.33 | 209.81 | 918.50 | 1,666.65 | 748.15 | 4,000.00 |
| 721 - BUDGET/ANNUAL MEETING | - | 666.67 | 666.67 | - | 3,333.35 | 3,333.35 | 8,000.00 |
| 724 - INTERNET | 161.39 | 166.67 | 5.28 | 759.01 | 833.35 | 74.34 | 2,000.00 |
| 725 - LEGAL SERVICES | - | 541.67 | 541.67 | (2,061.34) | 2,708.35 | 4,769.69 | 6,500.00 |
| 726 - LEGAL GENERAL COUNSEL | 55.00 | - | (55.00) | 2,832.91 | - | (2,832.91) | - |
| 745 - BANK CHARGES | - | - | - | 80.00 | - | (80.00) | - |
| 755 - RESERVE STUDY | - | - | - | 1,090.00 | - | (1,090.00) | - |
| 780 - DUES / SUBSCRIPTIONS | - | 41.67 | 41.67 | - | 208.35 | 208.35 | 500.00 |
| 785 - COMMUNITY EVENTS | 16.57 | 750.00 | 733.43 | 96.28 | 3,750.00 | 3,653.72 | 9,000.00 |
| 805 - FUNDS TO RESERVES | 3,475.00 | 3,475.00 | - | 67,375.00 | 17,375.00 | (50,000.00) | 41,700.00 |
| 806 - FUNDS TO OPERATING | - | - | - | (19,000.00) | - | 19,000.00 | - |
| 860 - INCOME TAX | - | 166.67 | 166.67 | - | 833.35 | 833.35 | 2,000.00 |
| 866 - Bad Debt Expense | 217.05 | - | (217.05) | 2,895.29 | - | (2,895.29) | - |
| 870 - LICENSE & PERMITS | - | - | - | 20.00 | - | (20.00) | - |
| 875 - AUDIT & TAX RETURN | - | 375.00 | 375.00 | - | 1,875.00 | 1,875.00 | 4,500.00 |
| **Total Expense** | **52,582.12** | **54,499.20** | **1,917.08** | **299,619.35** | **272,496.00** | **(27,123.35)** | **653,990.00** |
| **Total Expense** | **52,582.12** | **54,499.20** | **1,917.08** | **299,619.35** | **272,496.00** | **(27,123.35)** | **653,990.00** |
| **Operating Net Total** | **(49,733.29)** | **2,746.80** | **(52,480.09)** | **57,732.56** | **13,734.00** | **43,998.56** | **32,962.00** |

# Twin Lakes Homeowners Association, Inc.

## Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

| | Current Period | | | Year To Date | | | Annual Budget |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| **Reserve Income** | | | | | | | |
| **Income** | | | | | | | |
| 445 - INTEREST | 1,212.80 | - | 1,212.80 | 5,989.58 | - | 5,989.58 | - |
| **Total Income** | **1,212.80** | **-** | **1,212.80** | **5,989.58** | **-** | **5,989.58** | **-** |
| **Total Income** | **1,212.80** | **-** | **1,212.80** | **5,989.58** | **-** | **5,989.58** | **-** |
| **Reserve Expense** | | | | | | | |
| **Expense** | | | | | | | |
| 805 - FUNDS TO RESERVES | (3,475.00) | - | 3,475.00 | (67,375.00) | - | 67,375.00 | - |
| 806 - FUNDS TO OPERATING | - | - | - | 19,000.00 | - | (19,000.00) | - |
| **Total Expense** | **(3,475.00)** | **-** | **3,475.00** | **(48,375.00)** | **-** | **48,375.00** | **-** |
| **Total Expense** | **(3,475.00)** | **-** | **3,475.00** | **(48,375.00)** | **-** | **48,375.00** | **-** |
| **Reserve Net Total** | **4,687.80** | **-** | **4,687.80** | **54,364.58** | **-** | **54,364.58** | **-** |
| **Net Total** | **(45,045.49)** | **2,746.80** | **(47,792.29)** | **112,097.14** | **13,734.00** | **98,363.14** | **32,962.00** |