Twin Lakes Homeowners Association, Inc.

Balance Sheet For 10/31/2026

Assets		
136 - Alliance Reserve Fund-0870	$87,259.71	
137 - Alliance Capital Improvement Fund-2029	$49,934.69	
138 - CIT Debit Card Account-3970	$1,604.85	
150 - ACCOUNTS RECEIVABLE	$160,330.37	
151 - CDAR 1/14/27-4417-3.25% C	$51,286.85	
153 - CDAR 3/11/27-2153 3.53%C	$62,219.72	
154 - CDAR 3/4/27-1333 3.19%R	$43,523.06	
155 - CDAR 3/4/27-2267 3.19%C	$53,053.17	
156 - CDAR 3/4/27-2291 3.19%R	$43,523.06	
157 - CDAR 6/24/27-3791R-3.05%	$43,092.90	
158 - CDAR- 4/8/27-8051- 3.3%C	$40,087.02	
159 - CDAR 10/7/27-8078-3.05%C	$46,092.43	
198 - Capital Improvements	$33,309.69	
0152C - CDAR 1/14/27-4395-3.25% R	$51,286.85	
0888C - TWIN LAKES OPERATING-9644	$318,021.31	
Total Assets		**$1,084,625.68**
	Total Assets	**$1,084,625.68**
Liabilities		
210 - ACCOUNTS PAYABLE	$629.92	
299 - PREPAID DUES	$30,375.00	
Total Liabilities		**$31,004.92**
Equity		
390 - ASSOCIATION EQUITY	$982,524.38	
399 - RETAINED EARNINGS	$71,096.38	
Total Equity		**$1,053,620.76**
	Total Liabilities / Equity	**$1,084,625.68**

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 10/1/2026 - 10/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
420 - DUES	171,738.00	57,246.00	114,492.00	686,952.00	572,460.00	114,492.00	686,952.00
423 - DELINQUENCY NOTICE CHARGE	1,040.00	-	1,040.00	640.00	-	640.00	-
430 - LATE CHARGES	1,941.19	-	1,941.19	11,450.24	-	11,450.24	-
435 - NSF FEE	45.00	-	45.00	235.00	-	235.00	-
436 - Interest on Funds at Attorney	352.49	-	352.49	3,175.95	-	3,175.95	-
445 - INTEREST	14.94	-	14.94	133.66	-	133.66	-
455 - FINES	11,820.00	-	11,820.00	37,425.00	-	37,425.00	-
487 - ESCROW TRANSFER FEE	(125.00)	-	(125.00)	-	-	-	-
490 - OTHER INCOME	-	-	-	35.00	-	35.00	-
Total Income	**186,826.62**	**57,246.00**	**129,580.62**	**740,046.85**	**572,460.00**	**167,586.85**	**686,952.00**
Total Income	**186,826.62**	**57,246.00**	**129,580.62**	**740,046.85**	**572,460.00**	**167,586.85**	**686,952.00**
Operating Expense							
Expense							
510 - ELECTRICITY	867.16	416.67	(450.49)	6,027.20	4,166.70	(1,860.50)	5,000.00
511 - STREET LIGHTS	2,934.36	3,291.67	357.31	33,054.96	32,916.70	(138.26)	39,500.00
515 - WATER	12.41	500.00	487.59	5,819.35	5,000.00	(819.35)	6,000.00
540 - TELEPHONE	74.60	41.67	(32.93)	744.35	416.70	(327.65)	500.00
560 - INTERNET	-	-	-	(56.04)	-	56.04	-
605 - LANDSCAPING-CONTRACT	5,925.27	5,750.00	(175.27)	52,433.11	57,500.00	5,066.89	69,000.00
612 - PARK - MAINTENANCE	5,000.46	2,583.33	(2,417.13)	61,190.05	25,833.30	(35,356.75)	31,000.00
614 - LAKES MAINT	10,032.88	1,625.00	(8,407.88)	10,032.88	16,250.00	6,217.12	19,500.00
625 - WILDLIFE MGMT	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
630 - Camera and Alarm Monitoring	49.65	41.67	(7.98)	496.26	416.70	(79.56)	500.00
630E - INSPECTIONS ESTHETICS	-	166.67	166.67	2,050.00	1,666.70	(383.30)	2,000.00
641 - SECURITY VEHICLE	-	458.33	458.33	77.18	4,583.30	4,506.12	5,500.00
641O - OUTSIDE SECURITY SERVICE	15,973.20	15,083.33	(889.87)	158,348.44	150,833.30	(7,515.14)	181,000.00
643 - SECURITY FUEL	406.73	-	(406.73)	4,062.97	-	(4,062.97)	-
645 - SECURITY CELL PHONE	62.10	83.33	21.23	634.74	833.30	198.56	1,000.00
646 - SECURITY VEHICLE MAINT	168.89	166.67	(2.22)	2,431.85	1,666.70	(765.15)	2,000.00
647 - SECURITY VEHICLE REGISTRATION	-	41.67	41.67	542.81	416.70	(126.11)	500.00
686 - OFFICE CLEANING	250.00	291.67	41.67	2,750.00	2,916.70	166.70	3,500.00
687 - WINDOW CLEANING	-	12.50	12.50	90.00	125.00	35.00	150.00
693 - MISCELLANEIOUS EXPENSE	-	75.00	75.00	-	750.00	750.00	900.00
700 - INSURANCE - LIABILITY	-	1,875.00	1,875.00	19,396.79	18,750.00	(646.79)	22,500.00
710 - MANAGEMENT FEES	4,389.00	4,389.00	-	43,890.00	43,890.00	-	52,668.00
710SS - MANAGEMENT FEE FOR SITE STAFF	8,381.00	8,381.00	-	83,810.00	83,810.00	-	100,572.00
719 - OFFICE RENT	1,266.00	1,083.33	(182.67)	11,915.00	10,833.30	(1,081.70)	13,000.00
720 - OFFICE EXPENSE	215.86	375.00	159.14	4,660.10	3,750.00	(910.10)	4,500.00
720C - COPIES	6.75	41.67	34.92	1,532.33	416.70	(1,115.63)	500.00
720CO - Billing Statements	1,528.20	500.00	(1,028.20)	12,380.41	5,000.00	(7,380.41)	6,000.00

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 10/1/2026 - 10/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
720M - Mail Permits	-	41.67	41.67	670.00	416.70	(253.30)	500.00
720P - POSTAGE	48.97	166.67	117.70	1,152.86	1,666.70	513.84	2,000.00
720S - SUPPLIES	7.65	-	(7.65)	480.84	-	(480.84)	-
720U - OFFICE UTILITIES	251.50	375.00	123.50	3,640.83	3,750.00	109.17	4,500.00
720W - IT EXPENSE	161.14	333.33	172.19	1,871.89	3,333.30	1,461.41	4,000.00
721 - BUDGET/ANNUAL MEETING	1,000.00	666.67	(333.33)	6,688.92	6,666.70	(22.22)	8,000.00
724 - INTERNET	161.43	166.67	5.24	1,566.09	1,666.70	100.61	2,000.00
725 - LEGAL SERVICES	(998.86)	541.67	1,540.53	(3,734.52)	5,416.70	9,151.22	6,500.00
726 - LEGAL GENERAL COUNSEL	1,387.50	-	(1,387.50)	5,769.84	-	(5,769.84)	-
745 - BANK CHARGES	70.00	-	(70.00)	300.00	-	(300.00)	-
755 - RESERVE STUDY	-	-	-	1,090.00	-	(1,090.00)	-
780 - DUES / SUBSCRIPTIONS	340.00	41.67	(298.33)	340.00	416.70	76.70	500.00
785 - COMMUNITY EVENTS	16.58	750.00	733.42	4,967.02	7,500.00	2,532.98	9,000.00
805 - FUNDS TO RESERVES	3,475.00	3,475.00	-	84,750.00	34,750.00	(50,000.00)	41,700.00
806 - FUNDS TO OPERATING	-	-	-	(19,000.00)	-	19,000.00	-
860 - INCOME TAX	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
866 - Bad Debt Expense	3,957.50	-	(3,957.50)	14,263.46	-	(14,263.46)	-
870 - LICENSE & PERMITS	-	-	-	20.00	-	(20.00)	-
875 - AUDIT & TAX RETURN	-	375.00	375.00	-	3,750.00	3,750.00	4,500.00
Total Expense	**67,422.93**	**54,499.20**	**(12,923.73)**	**623,151.97**	**544,992.00**	**(78,159.97)**	**653,990.00**
Total Expense	**67,422.93**	**54,499.20**	**(12,923.73)**	**623,151.97**	**544,992.00**	**(78,159.97)**	**653,990.00**
Operating Net Total	**119,403.69**	**2,746.80**	**116,656.89**	**116,894.88**	**27,468.00**	**89,426.88**	**32,962.00**

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 10/1/2026 - 10/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Income							
445 - INTEREST	1,140.26	-	1,140.26	11,887.07	-	11,887.07	-
Total Income	**1,140.26**	**-**	**1,140.26**	**11,887.07**	**-**	**11,887.07**	**-**
Total Income	**1,140.26**	**-**	**1,140.26**	**11,887.07**	**-**	**11,887.07**	**-**
Reserve Expense							
Expense							
745 - BANK CHARGES	-	-	-	10.00	-	(10.00)	-
805 - FUNDS TO RESERVES	(3,475.00)	-	3,475.00	(84,750.00)	-	84,750.00	-
806 - FUNDS TO OPERATING	-	-	-	19,000.00	-	(19,000.00)	-
Total Expense	**(3,475.00)**	**-**	**3,475.00**	**(65,740.00)**	**-**	**65,740.00**	**-**
Total Expense	**(3,475.00)**	**-**	**3,475.00**	**(65,740.00)**	**-**	**65,740.00**	**-**
Reserve Net Total	**4,615.26**	**-**	**4,615.26**	**77,627.07**	**-**	**77,627.07**	**-**
Net Total	**124,018.95**	**2,746.80**	**121,272.15**	**194,521.95**	**27,468.00**	**167,053.95**	**32,962.00**