Twin Lakes Homeowners Association, Inc.

Balance Sheet For 12/31/2025

Assets		
136 - Alliance Reserve Fund-0870	$121,357.45	
137 - Alliance Capital Improvement Fund-2029	$49,566.07	
138 - CIT Debit Card Account-3970	$1,191.09	
143 - CDAR 6/25/26- 4169R- 3.53%	$41,913.66	
144 - CDAR 3/12/26-7052-3.82%R	$60,567.74	
146 - CDAR 10/1/26- 3775 3.53%- C	$84,048.56	
147 - CDAR 3/5/26-3785-3.82%R	$42,333.12	
148 - CDAR 3/5/26-3815-3.82%C	$42,333.12	
149 - CDAR 3/5/26-9767-3.82%C	$51,602.67	
150 - ACCOUNTS RECEIVABLE	$148,440.92	
198 - Capital Improvements	$33,309.69	
0888C - TWIN LAKES OPERATING-9644	$271,686.83	
Total Assets		**$948,350.92**
	Total Assets	**$948,350.92**
Liabilities		
210 - ACCOUNTS PAYABLE	$496.94	
299 - PREPAID DUES	$88,755.17	
Total Liabilities		**$89,252.11**
Equity		
390 - ASSOCIATION EQUITY	$822,352.64	
399 - RETAINED EARNINGS	$36,746.17	
Total Equity		**$859,098.81**
	Total Liabilities / Equity	**$948,350.92**

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
420 - DUES	-	50,431.00	(50,431.00)	605,100.91	605,172.00	(71.09)	605,172.00
423 - DELINQUENCY NOTICE CHARGE	(370.00)	-	(370.00)	845.00	-	845.00	-
430 - LATE CHARGES	1,524.86	-	1,524.86	19,623.14	-	19,623.14	-
435 - NSF FEE	70.00	-	70.00	295.00	-	295.00	-
436 - Legal Interest	73.13	-	73.13	578.84	-	578.84	-
445 - INTEREST	11.28	-	11.28	164.28	-	164.28	-
455 - FINES	2,363.50	-	2,363.50	8,394.61	-	8,394.61	-
487 - ESCROW TRANSFER FEE	-	-	-	250.00	-	250.00	-
490 - OTHER INCOME	5.00	-	5.00	355.60	-	355.60	-
Total Income	**3,677.77**	**50,431.00**	**(46,753.23)**	**635,607.38**	**605,172.00**	**30,435.38**	**605,172.00**
Total Income	**3,677.77**	**50,431.00**	**(46,753.23)**	**635,607.38**	**605,172.00**	**30,435.38**	**605,172.00**
Operating Expense							
Expense							
510 - ELECTRICITY	476.11	458.37	(17.74)	10,368.71	5,500.00	(4,868.71)	5,500.00
511 - STREET LIGHTS	3,491.95	2,916.63	(575.32)	31,170.73	35,000.00	3,829.27	35,000.00
515 - WATER	.26	541.63	541.37	5,230.44	6,500.00	1,269.56	6,500.00
540 - TELEPHONE	74.44	100.00	25.56	1,135.12	1,200.00	64.88	1,200.00
600 - GENERAL MAINTENANCE	-	-	-	(688.75)	-	688.75	-
605 - LANDSCAPING-CONTRACT	5,742.27	5,833.37	91.10	68,217.24	70,000.00	1,782.76	70,000.00
608 - OFFICE CLEANING	(250.00)	-	250.00	-	-	-	-
609 - ABANDONED HOME MAINT	-	-	-	1,376.88	-	(1,376.88)	-
612 - PARK - MAINTENANCE	5,449.95	1,166.63	(4,283.32)	54,614.34	14,000.00	(40,614.34)	14,000.00
614 - LAKES MAINT	-	1,416.63	1,416.63	8,346.16	17,000.00	8,653.84	17,000.00
625 - WILDLIFE MGMT	-	208.37	208.37	4,010.90	2,500.00	(1,510.90)	2,500.00
630 - Camera and Alarm Monitoring	49.56	52.50	2.94	1,079.22	630.00	(449.22)	630.00
630E - INSPECTIONS ESTHETICS	-	166.63	166.63	1,950.00	2,000.00	50.00	2,000.00
641 - SECURITY VEHICLE	-	500.00	500.00	266.00	6,000.00	5,734.00	6,000.00
641O - OUTSIDE SECURITY SERVICE	14,779.97	12,500.00	(2,279.97)	170,882.45	150,000.00	(20,882.45)	150,000.00
643 - SECURITY FUEL	361.75	-	(361.75)	4,267.61	-	(4,267.61)	-
645 - SECURITY CELL PHONE	204.15	83.37	(120.78)	2,503.97	1,000.00	(1,503.97)	1,000.00
646 - SECURITY VEHICLE MAINT	898.17	333.37	(564.80)	2,588.63	4,000.00	1,411.37	4,000.00
647 - SECURITY VEHICLE REGISTRATION	-	50.00	50.00	310.29	600.00	289.71	600.00
686 - OFFICE CLEANING	500.00	283.37	(216.63)	3,000.00	3,400.00	400.00	3,400.00
687 - WINDOW CLEANING	-	30.87	30.87	370.00	370.00	-	370.00
700 - INSURANCE - LIABILITY	-	1,250.00	1,250.00	18,082.00	15,000.00	(3,082.00)	15,000.00
710 - MANAGEMENT FEES	4,389.00	4,689.00	300.00	52,668.00	56,268.00	3,600.00	56,268.00
710SS - MANAGEMENT FEE FOR SITE STAFF	8,381.00	8,381.00	-	100,572.00	100,572.00	-	100,572.00
719 - OFFICE RENT	1,117.00	1,166.63	49.63	13,259.00	14,000.00	741.00	14,000.00
720 - OFFICE EXPENSE	66.28	-	(66.28)	8,317.66	-	(8,317.66)	-
720C - COPIES	123.90	41.63	(82.27)	442.16	500.00	57.84	500.00

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
720CO - Billing Statements	5.25	-	(5.25)	3,056.93	-	(3,056.93)	-
720M - Mail Permits	-	50.00	50.00	550.00	600.00	50.00	600.00
720P - POSTAGE	274.20	166.63	(107.57)	1,032.55	2,000.00	967.45	2,000.00
720S - SUPPLIES	42.90	250.00	207.10	995.48	3,000.00	2,004.52	3,000.00
720U - OFFICE UTILITIES	338.21	125.00	(213.21)	3,198.19	1,500.00	(1,698.19)	1,500.00
720W - IT EXPENSE	116.81	500.00	383.19	7,770.98	6,000.00	(1,770.98)	6,000.00
721 - BUDGET/ANNUAL MEETING	1,000.00	733.37	(266.63)	7,252.09	8,800.00	1,547.91	8,800.00
724 - OFFICE INTERNET	-	158.37	158.37	1,730.90	1,900.00	169.10	1,900.00
725 - LEGAL SERVICES	(471.73)	600.00	1,071.73	(3,944.73)	7,200.00	11,144.73	7,200.00
726 - LEGAL GENERAL COUNSEL	192.50	-	(192.50)	6,703.50	-	(6,703.50)	-
745 - BANK CHARGES	10.00	708.37	698.37	230.00	8,500.00	8,270.00	8,500.00
755 - RESERVE STUDY	-	-	-	1,090.00	-	(1,090.00)	-
785 - COMMUNITY EVENTS	-	1,250.00	1,250.00	6,881.66	15,000.00	8,118.34	15,000.00
805 - FUNDS TO RESERVES	3,229.33	3,219.37	(9.96)	88,641.96	38,632.00	(50,009.96)	38,632.00
860 - INCOME TAX	-	-	-	1,802.00	-	(1,802.00)	-
866 - Bad Debt Expense	2,602.97	-	(2,602.97)	6,989.46	-	(6,989.46)	-
867 - MISC EXP	-	41.63	41.63	680.17	500.00	(180.17)	500.00
875 - AUDIT & TAX RETURN	-	458.37	458.37	3,350.00	5,500.00	2,150.00	5,500.00
Total Expense	**53,196.20**	**50,431.11**	**(2,765.09)**	**702,351.90**	**605,172.00**	**(97,179.90)**	**605,172.00**
Total Expense	**53,196.20**	**50,431.11**	**(2,765.09)**	**702,351.90**	**605,172.00**	**(97,179.90)**	**605,172.00**
Operating Net Total	**(49,518.43)**	**(.11)**	**(49,518.32)**	**(66,744.52)**	**-**	**(66,744.52)**	**-**

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
445 - INTEREST	1,048.25	-	1,048.25	12,462.77	-	12,462.77	-
Total Income	**1,048.25**	**-**	**1,048.25**	**12,462.77**	**-**	**12,462.77**	**-**
Total Income	**1,048.25**	**-**	**1,048.25**	**12,462.77**	**-**	**12,462.77**	**-**
Reserve Expense							
Expense							
805 - FUNDS TO RESERVES	(3,219.33)	-	3,219.33	(88,631.96)	-	88,631.96	-
Total Expense	**(3,219.33)**	**-**	**3,219.33**	**(88,631.96)**	**-**	**88,631.96**	**-**
Total Expense	**(3,219.33)**	**-**	**3,219.33**	**(88,631.96)**	**-**	**88,631.96**	**-**
Reserve Net Total	**4,267.58**	**-**	**4,267.58**	**101,094.73**	**-**	**101,094.73**	**-**
Net Total	**(45,250.85)**	**(.11)**	**(45,250.74)**	**34,350.21**	**-**	**34,350.21**	**-**