Twin Lakes Homeowners Association, Inc.

Balance Sheet For 8/31/2025

Assets		
136 - Alliance Reserve Fund-0870	$108,384.09	
137 - Alliance Capital Improvement Fund-2029	$49,541.22	
138 - CIT Debit Card Account-3970	$3,377.23	
143 - CDAR 6/25/26- 4169R- 3.60%	$41,421.10	
144 - CDAR 3/12/26-7052-3.82%R	$59,798.14	
146 - CDAR 10/2/25- 3337 4.15%- C	$83,023.51	
147 - CDAR 3/5/26-3785-3.82%R	$41,795.22	
148 - CDAR 3/5/26-3815-3.82%C	$41,795.22	
149 - CDAR 3/5/26-9767-3.82%C	$50,946.98	
150 - ACCOUNTS RECEIVABLE	$152,089.85	
198 - Capital Improvement	$33,309.69	
0888C - TWIN LAKES OPERATING-9644	$266,231.79	
Total Assets		**$931,714.04**
	Total Assets	**$931,714.04**

Liabilities		
210 - ACCOUNTS PAYABLE	$2,239.14	
299 - PREPAID DUES	$42,533.21	
Total Liabilities		**$44,772.35**
Equity		
390 - ASSOCIATION EQUITY	$850,195.52	
399 - RETAINED EARNINGS	$36,746.17	
Total Equity		**$886,941.69**
	Total Liabilities / Equity	**$931,714.04**

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

Operating Income

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
420 - DUES	-	50,431.00	(50,431.00)	453,807.91	403,448.00	50,359.91	605,172.00
423 - DELINQUENCY NOTICE CHARGE	(3,395.00)	-	(3,395.00)	1,195.00	-	1,195.00	-
430 - LATE CHARGES	2,217.83	-	2,217.83	11,704.63	-	11,704.63	-
435 - NSF FEE	-	-	-	175.00	-	175.00	-
436 - Legal Interest	-	-	-	340.89	-	340.89	-
445 - INTEREST	13.83	-	13.83	116.07	-	116.07	-
455 - FINES	775.00	-	775.00	825.00	-	825.00	-
487 - ESCROW TRANSFER FEE	-	-	-	125.00	-	125.00	-
490 - OTHER INCOME	-	-	-	345.60	-	345.60	-
Total Income	**(388.34)**	**50,431.00**	**(50,819.34)**	**468,635.10**	**403,448.00**	**65,187.10**	**605,172.00**
Total Income	**(388.34)**	**50,431.00**	**(50,819.34)**	**468,635.10**	**403,448.00**	**65,187.10**	**605,172.00**

Operating Expense

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Expense							
510 - ELECTRICITY	679.54	458.33	(221.21)	8,416.05	3,666.64	(4,749.41)	5,500.00
511 - STREET LIGHTS	2,328.61	2,916.67	588.06	21,877.20	23,333.36	1,456.16	35,000.00
515 - WATER	614.09	541.67	(72.42)	1,842.48	4,333.36	2,490.88	6,500.00
540 - TELEPHONE	73.93	100.00	26.07	837.99	800.00	(37.99)	1,200.00
560 - INTERNET	-	-	-	323.80	-	(323.80)	-
600 - GENERAL MAINTENANCE	-	-	-	(688.75)	-	688.75	-
605 - LANDSCAPING-CONTRACT	11,484.54	5,833.33	(5,651.21)	51,680.43	46,666.64	(5,013.79)	70,000.00
609 - ABANDONED HOME MAINT	-	-	-	1,376.88	-	(1,376.88)	-
612 - PARK - MAINTENANCE	4,828.19	1,166.67	(3,661.52)	24,889.31	9,333.36	(15,555.95)	14,000.00
614 - LAKES MAINT	-	1,416.67	1,416.67	5,542.50	11,333.36	5,790.86	17,000.00
625 - WILDLIFE MGMT	417.66	208.33	(209.33)	3,637.32	1,666.64	(1,970.68)	2,500.00
630 - Camera and Alarm Monitoring	46.27	52.50	6.23	887.55	420.00	(467.55)	630.00
630E - INSPECTIONS ESTHETICS	-	166.67	166.67	1,950.00	1,333.36	(616.64)	2,000.00
641 - SECURITY VEHICLE	-	500.00	500.00	266.00	4,000.00	3,734.00	6,000.00
641O - OUTSIDE SECURITY SERVICE	14,320.00	12,500.00	(1,820.00)	110,980.00	100,000.00	(10,980.00)	150,000.00
643 - SECURITY FUEL	378.02	-	(378.02)	2,811.17	-	(2,811.17)	-
645 - SECURITY CELL PHONE	201.68	83.33	(118.35)	1,573.91	666.64	(907.27)	1,000.00
646 - SECURITY VEHICLE MAINT	641.60	333.33	(308.27)	1,021.72	2,666.64	1,644.92	4,000.00
647 - SECURITY VEHICLE REGISTRATION	-	50.00	50.00	310.29	400.00	89.71	600.00
686 - OFFICE CLEANING	250.00	283.33	33.33	1,875.00	2,266.64	391.64	3,400.00
687 - WINDOW CLEANING	30.00	30.83	.83	340.00	246.64	(93.36)	370.00
700 - INSURANCE - LIABILITY	18,082.00	1,250.00	(16,832.00)	18,082.00	10,000.00	(8,082.00)	15,000.00
710 - MANAGEMENT FEES	4,389.00	4,689.00	300.00	35,112.00	37,512.00	2,400.00	56,268.00
710SS - MANAGEMENT FEE FOR SITE STAFF	8,381.00	8,381.00	-	67,048.00	67,048.00	-	100,572.00
719 - OFFICE RENT	1,117.00	1,166.67	49.67	8,791.00	9,333.36	542.36	14,000.00
720 - OFFICE EXPENSE	895.22	-	(895.22)	7,016.22	-	(7,016.22)	-
720C - COPIES	3.00	41.67	38.67	292.31	333.36	41.05	500.00

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**
Operating Expense							
720CO - Billing Statements	-	-	-	3,041.13	-	(3,041.13)	-
720M - Mail Permits	-	50.00	50.00	350.00	400.00	50.00	600.00
720P - POSTAGE	48.55	166.67	118.12	447.96	1,333.36	885.40	2,000.00
720S - SUPPLIES	5.70	250.00	244.30	935.18	2,000.00	1,064.82	3,000.00
720U - OFFICE UTILITIES	-	125.00	125.00	2,123.90	1,000.00	(1,123.90)	1,500.00
720W - IT EXPENSE	253.12	500.00	246.88	5,972.40	4,000.00	(1,972.40)	6,000.00
721 - BUDGET/ANNUAL MEETING	7,994.29	733.33	(7,260.96)	7,994.29	5,866.64	(2,127.65)	8,800.00
724 - OFFICE INTERNET	161.90	158.33	(3.57)	921.40	1,266.64	345.24	1,900.00
725 - LEGAL SERVICES	550.00	600.00	50.00	(2,099.50)	4,800.00	6,899.50	7,200.00
726 - LEGAL GENERAL COUNSEL	330.00	-	(330.00)	4,534.50	-	(4,534.50)	-
745 - BANK CHARGES	-	708.33	708.33	160.00	5,666.64	5,506.64	8,500.00
755 - RESERVE STUDY	-	-	-	1,090.00	-	(1,090.00)	-
785 - COMMUNITY EVENTS	500.00	1,250.00	750.00	6,881.66	10,000.00	3,118.34	15,000.00
805 - FUNDS TO RESERVES	3,219.33	3,219.33	-	75,754.64	25,754.64	(50,000.00)	38,632.00
860 - INCOME TAX	-	-	-	1,802.00	-	(1,802.00)	-
866 - BAD DEBT ALLOWANCE	20.00	-	(20.00)	2,194.25	-	(2,194.25)	-
867 - MISC EXP	-	41.67	41.67	323.64	333.36	9.72	500.00
875 - AUDIT & TAX RETURN	-	458.33	458.33	-	3,666.64	3,666.64	5,500.00
Total Expense	**82,244.24**	**50,430.99**	**(31,813.25)**	**490,519.83**	**403,447.92**	**(87,071.91)**	**605,172.00**
Total Expense	**82,244.24**	**50,430.99**	**(31,813.25)**	**490,519.83**	**403,447.92**	**(87,071.91)**	**605,172.00**
Operating Net Total	**(82,632.58)**	**.01**	**(82,632.59)**	**(21,884.73)**	**.08**	**(21,884.81)**	**-**

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
445 - INTEREST	1,069.84	-	1,069.84	8,323.18	-	8,323.18	-
Total Income	**1,069.84**	**-**	**1,069.84**	**8,323.18**	**-**	**8,323.18**	**-**
Total Income	**1,069.84**	**-**	**1,069.84**	**8,323.18**	**-**	**8,323.18**	**-**
Reserve Expense							
Expense							
643 - SECURITY FUEL	(21.50)	-	21.50	-	-	-	-
805 - FUNDS TO RESERVES	(3,219.33)	-	3,219.33	(75,754.64)	-	75,754.64	-
Total Expense	**(3,240.83)**	**-**	**3,240.83**	**(75,754.64)**	**-**	**75,754.64**	**-**
Total Expense	**(3,240.83)**	**-**	**3,240.83**	**(75,754.64)**	**-**	**75,754.64**	**-**
Reserve Net Total	**4,310.67**	**-**	**4,310.67**	**84,077.82**	**-**	**84,077.82**	**-**
Net Total	**(78,321.91)**	**.01**	**(78,321.92)**	**62,193.09**	**.08**	**62,193.01**	**-**