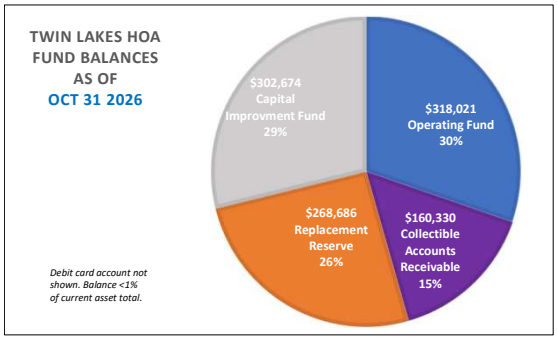
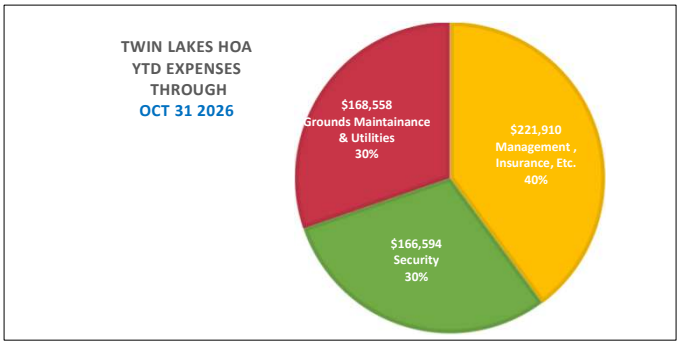
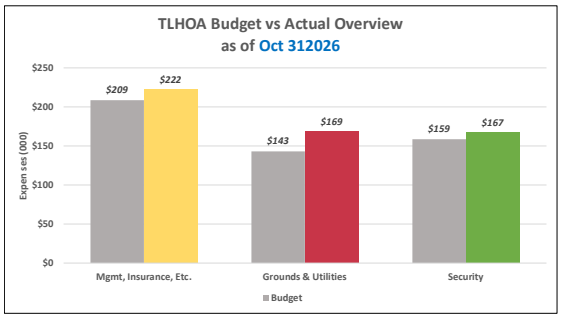
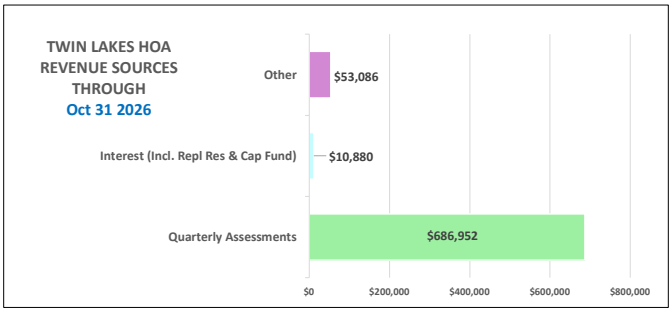
Twin Lakes HOA
Summary Financial Information
As of 31Oct 2026









Cumulative Interest from Replacement Reserve and Capital Fund	**$10,880**

General Notes:

1. Dues are collected quarterly, whereas interest and other income are reported monthly.

2. The current accounting system used by our management company only allows for only one reserve account.
Therefore the Replacement Reserve and Capital Fund are treated as a single entity. This summary sheet separates the accounts.

3. Accounts Receivable (A/R) is a current asset, similar to cash, however certain accounts are likely uncollectable, at least within a "reasonable" period of time.
for such accounts. It is up to the Board to provide a policy to create an allowance for such accounts.

4. The Debit Card account is a separate checking account under Operating. It is the equivalent of Petty Cash.
The balance is normally so small, it is not shown on the corresponding pie chart but the actual amount is shown in the tablular data.

5. The Balance Sheet does not report Fixed Assets owned by the Association. These, along with their accumulated deterioration are listed on the Reserve Study Report.
There is however, a Capital Improvements account along with its Accumulated Depreciation.

6. CDARS (Certificate of Deposit Account Registery Service) spread deposits over several financial institutions to keep the total at any one institution within
FDIC deposit limits thus reducing risk.

Month Specific Notes:

1. Although the Statement of Revenues and Expenses for Reserve Income shows interest income, this is from two sources: Replacement Reserve CDARs
and Capital Fund CDARs. There is also a small contribution from the working funds of both accounts.

2. Title changed on Acct 806 - Funds From Reserve to Operating

Twin Lakes HOA Reconciliation to Monthly Financial Statements as of Oct 31 2026

Current Assets and Liabilities **Current Expenses vs Budget ($000)**

Current Assets		
Operating Fund	$318,021	*30.25%*
Collectible Accounts Receivable	$160,330	*15.25%*
Replacement Reserve	$268,686	*25.56%*
Capital Improvment Fund	$302,674	*28.79%*
Debit Card Account	$1,605	*0.15%*
Total	**$1,051,316**	*100.00%*
Current Liabilities		
Acct 210 - Accounts Payable	$629.92	
Acct 299 - Prepaid Dues	$30,375.00	
Total	**$31,004.92**	

	Budget	Actual	Difference
Mgmt, Insurance, Etc.	$209	$222	-$13
Grounds & Utilities	$143	$169	-$26
Security	$159	$167	-$8
Total	$510	$557	**-$47**

Source: TLHOA Balance Sheet and Revenue & Expenses Report
Note: Blue figures are entered from monthly financials. Black figures are calculated.

Figures are color-coded to the charts.

Total Cash In Accounts Restricted and Unrestricted $890,985.62

Asset (Current and Long Term) Reconciliation to Monthly Balance Sheet

Operating Fund Acct 0888C	$318,021.31	$318,021.31	
Accounts Receivable Acct 150	$160,330.37		
Less: Allowance for Bad Debts	$0.00		
Collectible Accounts Receivable	$160,330.37	$160,330.37	
Capital Improvements Acct 198	$33,309.69		
Less: Accumulated Depreciation	$0.00		
Net Capital Improvements	$33,309.69	$33,309.69	
Replacement Reserve Acct 136	$87,259.71		
Acct 154	$43,523.06		
Acct 151	$51,286.85		
Acct 157 (prev 143)	$43,092.90		CDARS only
Acct 156 (prev 148) R	$43,523.06	$268,685.58	$181,425.87
Capital Fund Acct 137	$49,934.69		
Acct 153 (prev 144) C	$62,219.72		
Acct 155 (prev 149) C	$53,053.17		
Acct 158 and 159 (prev 146)	$86,179.45		CDARS only
Acct 152C	$51,286.85	$302,673.88	$252,739.19
Debit Card Acct 138	$1,604.85	$1,604.85	
			Balance Check
Total		$1,084,625.68	$1,084,625.68

Monthly Reconciliation of Operating Account Revenue

Operating Account Revenue **Cumulative YTD Revenue**	**Actual YTD Revenue**	**Budgeted YTD Revenue**	**Bud vs Act Difference**
Quarterly Assessments	$686,952.00	$572,460.00	$114,492.00
Interest (Incl. Repl Res & Cap Fund)	$10,880.47	$0.00	$10,880.47
Other	$53,086.19	$0.00	$53,086.19
Total	$750,918.66	$572,460.00	$178,458.66

Current Cumulative Operating Expenses Reconciliation to Statement of Revenues & Expenses

Operating Account Expenses **Cumulative YTD Expenses**	**Actual YTD Expenses**	**Budgeted YTD Expenses**	**Bud vs Act Difference**
Administrative + Taxes & Insurance			
Management Fees	$43,890.00	$43,890.00	$0.00
Office Staff	$83,810.00	$83,810.00	$0.00
Office Rent & Utilities	$14,169.40	$12,916.67	-$1,252.73
Other Office Expense	$55,676.96	$36,291.67	-$19,385.29
Taxes and Insurance	$19,396.79	$24,166.67	$4,769.88
Community Events	$4,967.02	$7,500.00	$2,532.98
Total	$221,910.17	$208,575.00	-$13,335.17
Landscaping & Utilities			
Landscaping Contract	$52,433.11	$57,500.00	$5,066.89
Non-Contract Park Maintenance*	$71,222.93	$43,333.33	-$27,889.60
Outside Utilities	$44,901.51	$42,083.33	-$2,818.18
Total	$168,557.55	$142,916.67	-$25,640.88
Security			
Contracted Security Service	$158,348.44	$150,833.33	-$7,515.11
Security Vehicle Expenses	$7,749.55	$7,500.00	-$249.55
Alarm Monitoring	$496.26	$416.67	-$79.59
Total	$166,594.25	$158,750.00	-$7,844.25
Total Expenses	$557,061.97	$510,241.67	-$46,820.30
Balance Check:			
Transfers to Replacement Reserve	$34,750.00	$34,750.00	$0.00
Transfers From Replacement Reserve*	-$19,000.00	$0.00	$19,000.00
Transfers to Capital Fund	$50,000.00	$0.00	-$50,000.00
Transfers From Capital Fund	$0.00	$0.00	$0.00
Total with Transfers	$622,811.97	$544,991.67	-$77,820.30
Total Cumulative Expenses From Financials	$623,151.97	$544,922.00	-$78,229.97
Difference	-$340.00	$69.67	

Non-Rounded Expenses

Current Expenses	**Actual**
Management , Insurance, Etc.	$221,910
Security	$166,594
Grounds Maintainance & Utilities	$168,558
	$557,062