

Twin Lakes Homeowners Association, Inc.

Balance Sheet For 2/28/2026

Assets

136 - Alliance Reserve Fund-0870	\$59,335.54
137 - Alliance Capital Improvement Fund-2029	\$49,578.09
138 - CIT Debit Card Account-3970	\$356.63
143 - CDAR 6/25/26- 4169R- 3.53%	\$42,153.96
144 - CDAR 3/12/26-7052-3.82%R	\$60,943.47
146 - CDAR 10/1/26- 3775 3.53%- C	\$84,530.44
147 - CDAR 3/5/26-3785-3.82%R	\$42,595.73
148 - CDAR 3/5/26-3815-3.82%C	\$42,595.73
149 - CDAR 3/5/26-9767-3.82%C	\$51,922.79
150 - ACCOUNTS RECEIVABLE	\$146,043.60
151 - CDAR 1/14/27-4417-3.25% C	\$50,197.55
198 - Capital Improvements	\$33,309.69
0152C - CDAR 1/14/27-4395-3.25% R	\$50,197.55
0888C - TWIN LAKES OPERATING-9644	\$274,589.72

Total Assets

	<u>\$988,350.49</u>
Total Assets	<u>\$988,350.49</u>

Liabilities

210 - ACCOUNTS PAYABLE	\$496.94
299 - PREPAID DUES	\$52,108.67

Total Liabilities

\$52,605.61

Equity

390 - ASSOCIATION EQUITY	\$864,648.50
399 - RETAINED EARNINGS	\$71,096.38

Total Equity

\$935,744.88

Total Liabilities / Equity **\$988,350.49**

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
420 - DUES	-	57,246.00	(57,246.00)	171,738.00	114,492.00	57,246.00	686,952.00
423 - DELINQUENCY NOTICE CHARGE	(190.00)	-	(190.00)	(410.00)	-	(410.00)	-
430 - LATE CHARGES	1,230.10	-	1,230.10	1,507.74	-	1,507.74	-
436 - Interest on Funds at Attorney	329.90	-	329.90	649.41	-	649.41	-
445 - INTEREST	11.59	-	11.59	24.94	-	24.94	-
455 - FINES	1,025.00	-	1,025.00	2,380.00	-	2,380.00	-
490 - OTHER INCOME	-	-	-	10.00	-	10.00	-
Total Income	2,406.59	57,246.00	(54,839.41)	175,900.09	114,492.00	61,408.09	686,952.00
Total Income	2,406.59	57,246.00	(54,839.41)	175,900.09	114,492.00	61,408.09	686,952.00

Operating Expense

Expense							
510 - ELECTRICITY	501.16	416.67	(84.49)	964.17	833.34	(130.83)	5,000.00
511 - STREET LIGHTS	3,814.03	3,291.67	(522.36)	7,728.44	6,583.34	(1,145.10)	39,500.00
515 - WATER	.16	500.00	499.84	200.12	1,000.00	799.88	6,000.00
540 - TELEPHONE	74.47	41.67	(32.80)	148.94	83.34	(65.60)	500.00
560 - INTERNET	(56.04)	-	56.04	(56.04)	-	56.04	-
605 - LANDSCAPING-CONTRACT	5,747.48	5,750.00	2.52	11,494.96	11,500.00	5.04	69,000.00
612 - PARK - MAINTENANCE	6,928.83	2,583.33	(4,345.50)	11,381.45	5,166.66	(6,214.79)	31,000.00
614 - LAKES MAINT	-	1,625.00	1,625.00	-	3,250.00	3,250.00	19,500.00
625 - WILDLIFE MGMT	-	125.00	125.00	-	250.00	250.00	1,500.00
630 - Camera and Alarm Monitoring	49.61	41.67	(7.94)	99.22	83.34	(15.88)	500.00
630E - INSPECTIONS ESTHETICS	-	166.67	166.67	-	333.34	333.34	2,000.00
641 - SECURITY VEHICLE	-	458.33	458.33	77.18	916.66	839.48	5,500.00
641O - OUTSIDE SECURITY SERVICE	16,046.06	15,083.33	(962.73)	30,780.84	30,166.66	(614.18)	181,000.00
643 - SECURITY FUEL	345.45	-	(345.45)	692.08	-	(692.08)	-
645 - SECURITY CELL PHONE	66.59	83.33	16.74	137.94	166.66	28.72	1,000.00
646 - SECURITY VEHICLE MAINT	9.36	166.67	157.31	9.36	333.34	323.98	2,000.00
647 - SECURITY VEHICLE REGISTRATION	-	41.67	41.67	299.73	83.34	(216.39)	500.00
686 - OFFICE CLEANING	250.00	291.67	41.67	500.00	583.34	83.34	3,500.00
687 - WINDOW CLEANING	-	12.50	12.50	30.00	25.00	(5.00)	150.00
693 - MISCELLANEOUS EXPENSE	-	75.00	75.00	-	150.00	150.00	900.00
700 - INSURANCE - LIABILITY	-	1,875.00	1,875.00	-	3,750.00	3,750.00	22,500.00
710 - MANAGEMENT FEES	4,389.00	4,389.00	-	8,778.00	8,778.00	-	52,668.00
710SS - MANAGEMENT FEE FOR SITE STAFF	8,381.00	8,381.00	-	16,762.00	16,762.00	-	100,572.00
719 - OFFICE RENT	2,234.00	1,083.33	(1,150.67)	2,234.00	2,166.66	(67.34)	13,000.00
720 - OFFICE EXPENSE	-	375.00	375.00	352.83	750.00	397.17	4,500.00
720C - COPIES	4.50	41.67	37.17	1,154.18	83.34	(1,070.84)	500.00
720CO - Billing Statements	5.40	500.00	494.60	4,827.82	1,000.00	(3,827.82)	6,000.00
720M - Mail Permits	-	41.67	41.67	-	83.34	83.34	500.00
720P - POSTAGE	40.32	166.67	126.35	657.86	333.34	(324.52)	2,000.00

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
720S - SUPPLIES	6.45	-	(6.45)	13.65	-	(13.65)	-
720U - OFFICE UTILITIES	451.91	375.00	(76.91)	808.92	750.00	(58.92)	4,500.00
720W - IT EXPENSE	116.91	333.33	216.42	343.02	666.66	323.64	4,000.00
721 - BUDGET/ANNUAL MEETING	-	666.67	666.67	-	1,333.34	1,333.34	8,000.00
724 - INTERNET	154.80	166.67	11.87	274.84	333.34	58.50	2,000.00
725 - LEGAL SERVICES	(261.35)	541.67	803.02	(1,200.61)	1,083.34	2,283.95	6,500.00
726 - LEGAL GENERAL COUNSEL	803.85	-	(803.85)	886.35	-	(886.35)	-
745 - BANK CHARGES	-	-	-	50.00	-	(50.00)	-
780 - DUES / SUBSCRIPTIONS	-	41.67	41.67	-	83.34	83.34	500.00
785 - COMMUNITY EVENTS	16.57	750.00	733.43	46.57	1,500.00	1,453.43	9,000.00
805 - FUNDS TO RESERVES	3,475.00	3,475.00	-	56,950.00	6,950.00	(50,000.00)	41,700.00
806 - FUNDS TO OPERATING	-	-	-	(19,000.00)	-	19,000.00	-
860 - INCOME TAX	-	166.67	166.67	-	333.34	333.34	2,000.00
866 - Bad Debt Expense	1,061.57	-	(1,061.57)	1,134.66	-	(1,134.66)	-
870 - LICENSE & PERMITS	-	-	-	20.00	-	(20.00)	-
875 - AUDIT & TAX RETURN	-	375.00	375.00	-	750.00	750.00	4,500.00
Total Expense	54,657.09	54,499.20	(157.89)	139,582.48	108,998.40	(30,584.08)	653,990.00
Total Expense	54,657.09	54,499.20	(157.89)	139,582.48	108,998.40	(30,584.08)	653,990.00
Operating Net Total	(52,250.50)	2,746.80	(54,997.30)	36,317.61	5,493.60	30,824.01	32,962.00

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
445 - INTEREST	1,186.51	-	1,186.51	2,378.46	-	2,378.46	-
Total Income	1,186.51	-	1,186.51	2,378.46	-	2,378.46	-
Total Income	1,186.51	-	1,186.51	2,378.46	-	2,378.46	-
Reserve Expense							
Expense							
805 - FUNDS TO RESERVES	(3,475.00)	-	3,475.00	(56,950.00)	-	56,950.00	-
806 - FUNDS TO OPERATING	-	-	-	19,000.00	-	(19,000.00)	-
Total Expense	(3,475.00)	-	3,475.00	(37,950.00)	-	37,950.00	-
Total Expense	(3,475.00)	-	3,475.00	(37,950.00)	-	37,950.00	-
Reserve Net Total	4,661.51	-	4,661.51	40,328.46	-	40,328.46	-
Net Total	(47,588.99)	2,746.80	(50,335.79)	76,646.07	5,493.60	71,152.47	32,962.00