

Twin Lakes Homeowners Association, Inc.

Balance Sheet For 8/31/2026

Assets

136 - Alliance Reserve Fund-0870	\$80,274.34
137 - Alliance Capital Improvement Fund-2029	\$49,615.59
138 - CIT Debit Card Account-3970	\$1,757.80
146 - CDAR 10/1/26- 3775 3.53%- C	\$86,051.04
150 - ACCOUNTS RECEIVABLE	\$158,077.74
151 - CDAR 1/14/27-4417-3.25% C	\$51,013.44
153 - CDAR 3/11/27-2153 3.53%C	\$61,903.07
154 - CDAR 3/4/27-1333 3.19%R	\$43,291.05
155 - CDAR 3/4/27-2267 3.19%C	\$52,770.35
156 - CDAR 3/4/27-2291 3.19%R	\$43,291.05
157 - CDAR 6/24/27-3791R-3.05%	\$42,873.59
198 - Capital Improvements	\$33,309.69
0152C - CDAR 1/14/27-4395-3.25% R	\$51,013.44
0888C - TWIN LAKES OPERATING-9644	\$276,206.64

Total Assets

	\$1,031,448.83
Total Assets	<u>\$1,031,448.83</u>

Liabilities

210 - ACCOUNTS PAYABLE	\$496.94
299 - PREPAID DUES	\$53,211.09

Total Liabilities

\$53,708.03

Equity

390 - ASSOCIATION EQUITY	\$906,644.42
399 - RETAINED EARNINGS	\$71,096.38

Total Equity

	\$977,740.80
Total Liabilities / Equity	<u>\$1,031,448.83</u>

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
420 - DUES	-	57,246.00	(57,246.00)	515,214.00	457,968.00	57,246.00	686,952.00
423 - DELINQUENCY NOTICE CHARGE	(830.00)	-	(830.00)	(60.00)	-	(60.00)	-
430 - LATE CHARGES	1,356.77	-	1,356.77	8,621.43	-	8,621.43	-
435 - NSF FEE	55.00	-	55.00	195.00	-	195.00	-
436 - Interest on Funds at Attorney	-	-	-	1,885.91	-	1,885.91	-
445 - INTEREST	13.11	-	13.11	106.52	-	106.52	-
455 - FINES	3,510.00	-	3,510.00	23,405.00	-	23,405.00	-
490 - OTHER INCOME	-	-	-	30.00	-	30.00	-
Total Income	4,104.88	57,246.00	(53,141.12)	549,397.86	457,968.00	91,429.86	686,952.00
Total Income	4,104.88	57,246.00	(53,141.12)	549,397.86	457,968.00	91,429.86	686,952.00

Operating Expense

Expense							
510 - ELECTRICITY	725.45	416.67	(308.78)	4,246.05	3,333.36	(912.69)	5,000.00
511 - STREET LIGHTS	2,611.64	3,291.67	680.03	27,774.03	26,333.36	(1,440.67)	39,500.00
515 - WATER	313.89	500.00	186.11	2,406.71	4,000.00	1,593.29	6,000.00
540 - TELEPHONE	74.45	41.67	(32.78)	595.30	333.36	(261.94)	500.00
560 - INTERNET	-	-	-	(56.04)	-	56.04	-
605 - LANDSCAPING-CONTRACT	5,925.27	5,750.00	(175.27)	40,582.57	46,000.00	5,417.43	69,000.00
612 - PARK - MAINTENANCE	2,627.70	2,583.33	(44.37)	52,266.87	20,666.64	(31,600.23)	31,000.00
614 - LAKES MAINT	-	1,625.00	1,625.00	-	13,000.00	13,000.00	19,500.00
625 - WILDLIFE MGMT	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
630 - Camera and Alarm Monitoring	49.65	41.67	(7.98)	396.96	333.36	(63.60)	500.00
630E - INSPECTIONS ESTHETICS	-	166.67	166.67	2,050.00	1,333.36	(716.64)	2,000.00
641 - SECURITY VEHICLE	-	458.33	458.33	77.18	3,666.64	3,589.46	5,500.00
641O - OUTSIDE SECURITY SERVICE	17,304.94	15,083.33	(2,221.61)	125,834.14	120,666.64	(5,167.50)	181,000.00
643 - SECURITY FUEL	469.94	-	(469.94)	3,313.86	-	(3,313.86)	-
645 - SECURITY CELL PHONE	62.10	83.33	21.23	510.54	666.64	156.10	1,000.00
646 - SECURITY VEHICLE MAINT	191.04	166.67	(24.37)	2,236.48	1,333.36	(903.12)	2,000.00
647 - SECURITY VEHICLE REGISTRATION	-	41.67	41.67	542.81	333.36	(209.45)	500.00
686 - OFFICE CLEANING	250.00	291.67	41.67	2,125.00	2,333.36	208.36	3,500.00
687 - WINDOW CLEANING	30.00	12.50	(17.50)	90.00	100.00	10.00	150.00
693 - MISCELLANEOUS EXPENSE	-	75.00	75.00	-	600.00	600.00	900.00
700 - INSURANCE - LIABILITY	-	1,875.00	1,875.00	19,396.79	15,000.00	(4,396.79)	22,500.00
710 - MANAGEMENT FEES	4,389.00	4,389.00	-	35,112.00	35,112.00	-	52,668.00
710SS - MANAGEMENT FEE FOR SITE STAFF	8,381.00	8,381.00	-	67,048.00	67,048.00	-	100,572.00
719 - OFFICE RENT	1,266.00	1,083.33	(182.67)	9,383.00	8,666.64	(716.36)	13,000.00
720 - OFFICE EXPENSE	22.05	375.00	352.95	4,246.28	3,000.00	(1,246.28)	4,500.00
720C - COPIES	8.85	41.67	32.82	1,514.48	333.36	(1,181.12)	500.00
720CO - Billing Statements	5.25	500.00	494.75	10,838.21	4,000.00	(6,838.21)	6,000.00
720M - Mail Permits	300.00	41.67	(258.33)	670.00	333.36	(336.64)	500.00

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
720P - POSTAGE	35.46	166.67	131.21	1,032.24	1,333.36	301.12	2,000.00
720S - SUPPLIES	4.95	-	(4.95)	468.09	-	(468.09)	-
720U - OFFICE UTILITIES	287.20	375.00	87.80	3,105.51	3,000.00	(105.51)	4,500.00
720W - IT EXPENSE	123.64	333.33	209.69	1,587.11	2,666.64	1,079.53	4,000.00
721 - BUDGET/ANNUAL MEETING	4,347.86	666.67	(3,681.19)	4,347.86	5,333.36	985.50	8,000.00
724 - INTERNET	161.42	166.67	5.25	1,243.24	1,333.36	90.12	2,000.00
725 - LEGAL SERVICES	(222.50)	541.67	764.17	(2,930.66)	4,333.36	7,264.02	6,500.00
726 - LEGAL GENERAL COUNSEL	-	-	-	4,299.84	-	(4,299.84)	-
745 - BANK CHARGES	30.00	-	(30.00)	210.00	-	(210.00)	-
755 - RESERVE STUDY	-	-	-	1,090.00	-	(1,090.00)	-
780 - DUES / SUBSCRIPTIONS	-	41.67	41.67	-	333.36	333.36	500.00
785 - COMMUNITY EVENTS	16.58	750.00	733.42	4,933.86	6,000.00	1,066.14	9,000.00
805 - FUNDS TO RESERVES	3,475.00	3,475.00	-	77,800.00	27,800.00	(50,000.00)	41,700.00
806 - FUNDS TO OPERATING	-	-	-	(19,000.00)	-	19,000.00	-
860 - INCOME TAX	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
866 - Bad Debt Expense	2,770.94	-	(2,770.94)	7,712.13	-	(7,712.13)	-
870 - LICENSE & PERMITS	-	-	-	20.00	-	(20.00)	-
875 - AUDIT & TAX RETURN	-	375.00	375.00	-	3,000.00	3,000.00	4,500.00
Total Expense	56,038.77	54,499.20	(1,539.57)	499,120.44	435,993.60	(63,126.84)	653,990.00
Total Expense	56,038.77	54,499.20	(1,539.57)	499,120.44	435,993.60	(63,126.84)	653,990.00
Operating Net Total	(51,933.89)	2,746.80	(54,680.69)	50,277.42	21,974.40	28,303.02	32,962.00

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Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
445 - INTEREST	1,207.30	-	1,207.30	9,574.57	-	9,574.57	-
Total Income	1,207.30	-	1,207.30	9,574.57	-	9,574.57	-
Total Income	1,207.30	-	1,207.30	9,574.57	-	9,574.57	-
Reserve Expense							
Expense							
745 - BANK CHARGES	-	-	-	10.00	-	(10.00)	-
805 - FUNDS TO RESERVES	(3,475.00)	-	3,475.00	(77,800.00)	-	77,800.00	-
806 - FUNDS TO OPERATING	-	-	-	19,000.00	-	(19,000.00)	-
Total Expense	(3,475.00)	-	3,475.00	(58,790.00)	-	58,790.00	-
Total Expense	(3,475.00)	-	3,475.00	(58,790.00)	-	58,790.00	-
Reserve Net Total	4,682.30	-	4,682.30	68,364.57	-	68,364.57	-
Net Total	(47,251.59)	2,746.80	(49,998.39)	118,641.99	21,974.40	96,667.59	32,962.00