

Twin Lakes Homeowners Association, Inc.

Balance Sheet For 7/31/2026

Assets

136 - Alliance Reserve Fund-0870	\$76,782.56
137 - Alliance Capital Improvement Fund-2029	\$49,609.27
138 - CIT Debit Card Account-3970	\$1,031.08
146 - CDAR 10/1/26- 3775 3.53%- C	\$85,792.95
150 - ACCOUNTS RECEIVABLE	\$168,423.99
151 - CDAR 1/14/27-4417-3.25% C	\$50,875.06
153 - CDAR 3/11/27-2153 3.53%C	\$61,742.77
154 - CDAR 3/4/27-1333 3.19%R	\$43,173.61
155 - CDAR 3/4/27-2267 3.19%C	\$52,627.20
156 - CDAR 3/4/27-2291 3.19%R	\$43,173.61
157 - CDAR 6/24/27-3791R-3.05%	\$42,762.57
198 - Capital Improvements	\$33,309.69
0152C - CDAR 1/14/27-4395-3.25% R	\$50,875.06
0888C - TWIN LAKES OPERATING-9644	\$311,105.52

Total Assets

	\$1,071,284.94
Total Assets	<u>\$1,071,284.94</u>

Liabilities

210 - ACCOUNTS PAYABLE	\$496.94
299 - PREPAID DUES	\$45,795.61

Total Liabilities

\$46,292.55

Equity

390 - ASSOCIATION EQUITY	\$953,896.01
399 - RETAINED EARNINGS	\$71,096.38

Total Equity

	\$1,024,992.39
Total Liabilities / Equity	<u>\$1,071,284.94</u>

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
420 - DUES	171,738.00	57,246.00	114,492.00	515,214.00	400,722.00	114,492.00	686,952.00
423 - DELINQUENCY NOTICE CHARGE	1,750.00	-	1,750.00	770.00	-	770.00	-
430 - LATE CHARGES	1,765.43	-	1,765.43	7,264.66	-	7,264.66	-
435 - NSF FEE	80.00	-	80.00	140.00	-	140.00	-
436 - Interest on Funds at Attorney	-	-	-	1,885.91	-	1,885.91	-
445 - INTEREST	13.65	-	13.65	93.41	-	93.41	-
455 - FINES	7,290.00	-	7,290.00	19,895.00	-	19,895.00	-
490 - OTHER INCOME	-	-	-	30.00	-	30.00	-
Total Income	182,637.08	57,246.00	125,391.08	545,292.98	400,722.00	144,570.98	686,952.00
Total Income	182,637.08	57,246.00	125,391.08	545,292.98	400,722.00	144,570.98	686,952.00

Operating Expense

Expense							
510 - ELECTRICITY	504.55	416.67	(87.88)	3,520.60	2,916.69	(603.91)	5,000.00
511 - STREET LIGHTS	2,704.09	3,291.67	587.58	25,162.39	23,041.69	(2,120.70)	39,500.00
515 - WATER	1,672.23	500.00	(1,172.23)	2,092.82	3,500.00	1,407.18	6,000.00
540 - TELEPHONE	74.45	41.67	(32.78)	520.85	291.69	(229.16)	500.00
560 - INTERNET	-	-	-	(56.04)	-	56.04	-
605 - LANDSCAPING-CONTRACT	-	5,750.00	5,750.00	34,657.30	40,250.00	5,592.70	69,000.00
612 - PARK - MAINTENANCE	6,457.74	2,583.33	(3,874.41)	49,639.17	18,083.31	(31,555.86)	31,000.00
614 - LAKES MAINT	-	1,625.00	1,625.00	-	11,375.00	11,375.00	19,500.00
625 - WILDLIFE MGMT	-	125.00	125.00	-	875.00	875.00	1,500.00
630 - Camera and Alarm Monitoring	49.65	41.67	(7.98)	347.31	291.69	(55.62)	500.00
630E - INSPECTIONS ESTHETICS	-	166.67	166.67	2,050.00	1,166.69	(883.31)	2,000.00
641 - SECURITY VEHICLE	-	458.33	458.33	77.18	3,208.31	3,131.13	5,500.00
641O - OUTSIDE SECURITY SERVICE	15,728.98	15,083.33	(645.65)	108,529.20	105,583.31	(2,945.89)	181,000.00
643 - SECURITY FUEL	454.99	-	(454.99)	2,843.92	-	(2,843.92)	-
645 - SECURITY CELL PHONE	62.10	83.33	21.23	448.44	583.31	134.87	1,000.00
646 - SECURITY VEHICLE MAINT	-	166.67	166.67	2,045.44	1,166.69	(878.75)	2,000.00
647 - SECURITY VEHICLE REGISTRATION	243.08	41.67	(201.41)	542.81	291.69	(251.12)	500.00
686 - OFFICE CLEANING	250.00	291.67	41.67	1,875.00	2,041.69	166.69	3,500.00
687 - WINDOW CLEANING	-	12.50	12.50	60.00	87.50	27.50	150.00
693 - MISCELLANEOUS EXPENSE	-	75.00	75.00	-	525.00	525.00	900.00
700 - INSURANCE - LIABILITY	-	1,875.00	1,875.00	19,396.79	13,125.00	(6,271.79)	22,500.00
710 - MANAGEMENT FEES	4,389.00	4,389.00	-	30,723.00	30,723.00	-	52,668.00
710SS - MANAGEMENT FEE FOR SITE STAFF	8,381.00	8,381.00	-	58,667.00	58,667.00	-	100,572.00
719 - OFFICE RENT	1,266.00	1,083.33	(182.67)	8,117.00	7,583.31	(533.69)	13,000.00
720 - OFFICE EXPENSE	2,053.10	375.00	(1,678.10)	4,224.23	2,625.00	(1,599.23)	4,500.00
720C - COPIES	6.45	41.67	35.22	1,505.63	291.69	(1,213.94)	500.00
720CO - Billing Statements	9.25	500.00	490.75	10,832.96	3,500.00	(7,332.96)	6,000.00
720M - Mail Permits	-	41.67	41.67	370.00	291.69	(78.31)	500.00

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
720P - POSTAGE	26.78	166.67	139.89	996.78	1,166.69	169.91	2,000.00
720S - SUPPLIES	4.05	-	(4.05)	463.14	-	(463.14)	-
720U - OFFICE UTILITIES	300.95	375.00	74.05	2,818.31	2,625.00	(193.31)	4,500.00
720W - IT EXPENSE	421.45	333.33	(88.12)	1,463.47	2,333.31	869.84	4,000.00
721 - BUDGET/ANNUAL MEETING	-	666.67	666.67	-	4,666.69	4,666.69	8,000.00
724 - INTERNET	161.42	166.67	5.25	1,081.82	1,166.69	84.87	2,000.00
725 - LEGAL SERVICES	-	541.67	541.67	(2,708.16)	3,791.69	6,499.85	6,500.00
726 - LEGAL GENERAL COUNSEL	165.00	-	(165.00)	4,299.84	-	(4,299.84)	-
745 - BANK CHARGES	70.00	-	(70.00)	180.00	-	(180.00)	-
755 - RESERVE STUDY	-	-	-	1,090.00	-	(1,090.00)	-
780 - DUES / SUBSCRIPTIONS	-	41.67	41.67	-	291.69	291.69	500.00
785 - COMMUNITY EVENTS	1,884.33	750.00	(1,134.33)	4,917.28	5,250.00	332.72	9,000.00
805 - FUNDS TO RESERVES	3,475.00	3,475.00	-	74,325.00	24,325.00	(50,000.00)	41,700.00
806 - FUNDS TO OPERATING	-	-	-	(19,000.00)	-	19,000.00	-
860 - INCOME TAX	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
866 - Bad Debt Expense	1,486.65	-	(1,486.65)	4,941.19	-	(4,941.19)	-
870 - LICENSE & PERMITS	-	-	-	20.00	-	(20.00)	-
875 - AUDIT & TAX RETURN	-	375.00	375.00	-	2,625.00	2,625.00	4,500.00
Total Expense	52,302.29	54,499.20	2,196.91	443,081.67	381,494.40	(61,587.27)	653,990.00
Total Expense	52,302.29	54,499.20	2,196.91	443,081.67	381,494.40	(61,587.27)	653,990.00
Operating Net Total	130,334.79	2,746.80	127,587.99	102,211.31	19,227.60	82,983.71	32,962.00

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
445 - INTEREST	1,203.42	-	1,203.42	8,367.27	-	8,367.27	-
Total Income	1,203.42	-	1,203.42	8,367.27	-	8,367.27	-
Total Income	1,203.42	-	1,203.42	8,367.27	-	8,367.27	-
Reserve Expense							
Expense							
745 - BANK CHARGES	10.00	-	(10.00)	10.00	-	(10.00)	-
805 - FUNDS TO RESERVES	(3,475.00)	-	3,475.00	(74,325.00)	-	74,325.00	-
806 - FUNDS TO OPERATING	-	-	-	19,000.00	-	(19,000.00)	-
Total Expense	(3,465.00)	-	3,465.00	(55,315.00)	-	55,315.00	-
Total Expense	(3,465.00)	-	3,465.00	(55,315.00)	-	55,315.00	-
Reserve Net Total	4,668.42	-	4,668.42	63,682.27	-	63,682.27	-
Net Total	135,003.21	2,746.80	132,256.41	165,893.58	19,227.60	146,665.98	32,962.00