Twin Lakes Homeowners Association, Inc.

Balance Sheet For 11/30/2025

Assets		
136 - Alliance Reserve Fund-0870	$118,112.53	
137 - Alliance Capital Improvement Fund-2029	$49,559.75	
138 - CIT Debit Card Account-3970	$948.61	
143 - CDAR 6/25/26- 4169R- 3.53%	$41,787.95	
144 - CDAR 3/12/26-7052-3.82%R	$60,371.25	
146 - CDAR 10/1/26- 3775 3.53%- C	$83,796.48	
147 - CDAR 3/5/26-3785-3.82%R	$42,195.79	
148 - CDAR 3/5/26-3815-3.82%C	$42,195.79	
149 - CDAR 3/5/26-9767-3.82%C	$51,435.27	
150 - ACCOUNTS RECEIVABLE	$161,444.92	
198 - Capital Improvements	$33,309.69	
0888C - TWIN LAKES OPERATING-9644	$253,851.93	
Total Assets		**$939,009.96**
	Total Assets	**$939,009.96**

Liabilities		
210 - ACCOUNTS PAYABLE	$496.94	
299 - PREPAID DUES	$34,163.36	
Total Liabilities		**$34,660.30**
Equity		
390 - ASSOCIATION EQUITY	$867,603.49	
399 - RETAINED EARNINGS	$36,746.17	
Total Equity		**$904,349.66**
	Total Liabilities / Equity	**$939,009.96**

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
420 - DUES	-	50,431.00	(50,431.00)	605,100.91	554,741.00	50,359.91	605,172.00
423 - DELINQUENCY NOTICE CHARGE	1,180.00	-	1,180.00	1,215.00	-	1,215.00	-
430 - LATE CHARGES	1,926.12	-	1,926.12	18,098.28	-	18,098.28	-
435 - NSF FEE	10.00	-	10.00	225.00	-	225.00	-
436 - Legal Interest	-	-	-	505.71	-	505.71	-
445 - INTEREST	11.85	-	11.85	153.00	-	153.00	-
455 - FINES	2,350.00	-	2,350.00	6,031.11	-	6,031.11	-
487 - ESCROW TRANSFER FEE	125.00	-	125.00	250.00	-	250.00	-
490 - OTHER INCOME	5.00	-	5.00	350.60	-	350.60	-
Total Income	**5,607.97**	**50,431.00**	**(44,823.03)**	**631,929.61**	**554,741.00**	**77,188.61**	**605,172.00**
Total Income	**5,607.97**	**50,431.00**	**(44,823.03)**	**631,929.61**	**554,741.00**	**77,188.61**	**605,172.00**
Operating Expense							
Expense							
510 - ELECTRICITY	508.23	458.33	(49.90)	9,892.60	5,041.63	(4,850.97)	5,500.00
511 - STREET LIGHTS	3,191.30	2,916.67	(274.63)	27,678.78	32,083.37	4,404.59	35,000.00
515 - WATER	1,196.87	541.67	(655.20)	5,230.18	5,958.37	728.19	6,500.00
540 - TELEPHONE	74.44	100.00	25.56	1,060.68	1,100.00	39.32	1,200.00
600 - GENERAL MAINTENANCE	-	-	-	(688.75)	-	688.75	-
605 - LANDSCAPING-CONTRACT	5,742.27	5,833.33	91.06	62,474.97	64,166.63	1,691.66	70,000.00
608 - OFFICE CLEANING	250.00	-	(250.00)	250.00	-	(250.00)	-
609 - ABANDONED HOME MAINT	-	-	-	1,376.88	-	(1,376.88)	-
612 - PARK - MAINTENANCE	2,859.08	1,166.67	(1,692.41)	49,164.39	12,833.37	(36,331.02)	14,000.00
614 - LAKES MAINT	-	1,416.67	1,416.67	8,346.16	15,583.37	7,237.21	17,000.00
625 - WILDLIFE MGMT	-	208.33	208.33	4,010.90	2,291.63	(1,719.27)	2,500.00
630 - Camera and Alarm Monitoring	49.57	52.50	2.93	1,029.66	577.50	(452.16)	630.00
630E - INSPECTIONS ESTHETICS	-	166.67	166.67	1,950.00	1,833.37	(116.63)	2,000.00
641 - SECURITY VEHICLE	-	500.00	500.00	266.00	5,500.00	5,234.00	6,000.00
641O - OUTSIDE SECURITY SERVICE	15,316.16	12,500.00	(2,816.16)	156,102.48	137,500.00	(18,602.48)	150,000.00
643 - SECURITY FUEL	330.59	-	(330.59)	3,905.86	-	(3,905.86)	-
645 - SECURITY CELL PHONE	309.93	83.33	(226.60)	2,299.82	916.63	(1,383.19)	1,000.00
646 - SECURITY VEHICLE MAINT	-	333.33	333.33	1,690.46	3,666.63	1,976.17	4,000.00
647 - SECURITY VEHICLE REGISTRATION	-	50.00	50.00	310.29	550.00	239.71	600.00
686 - OFFICE CLEANING	-	283.33	283.33	2,500.00	3,116.63	616.63	3,400.00
687 - WINDOW CLEANING	30.00	30.83	.83	370.00	339.13	(30.87)	370.00
700 - INSURANCE - LIABILITY	-	1,250.00	1,250.00	18,082.00	13,750.00	(4,332.00)	15,000.00
710 - MANAGEMENT FEES	4,389.00	4,689.00	300.00	48,279.00	51,579.00	3,300.00	56,268.00
710SS - MANAGEMENT FEE FOR SITE STAFF	8,381.00	8,381.00	-	92,191.00	92,191.00	-	100,572.00
719 - OFFICE RENT	1,117.00	1,166.67	49.67	12,142.00	12,833.37	691.37	14,000.00
720 - OFFICE EXPENSE	654.16	-	(654.16)	8,251.38	-	(8,251.38)	-
720C - COPIES	10.50	41.67	31.17	318.26	458.37	140.11	500.00

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
720CO - Billing Statements	5.30	-	(5.30)	3,051.68	-	(3,051.68)	-
720M - Mail Permits	-	50.00	50.00	550.00	550.00	-	600.00
720P - POSTAGE	158.57	166.67	8.10	758.35	1,833.37	1,075.02	2,000.00
720S - SUPPLIES	6.15	250.00	243.85	952.58	2,750.00	1,797.42	3,000.00
720U - OFFICE UTILITIES	262.11	125.00	(137.11)	2,859.98	1,375.00	(1,484.98)	1,500.00
720W - IT EXPENSE	1,369.78	500.00	(869.78)	7,654.17	5,500.00	(2,154.17)	6,000.00
721 - BUDGET/ANNUAL MEETING	-	733.33	733.33	6,252.09	8,066.63	1,814.54	8,800.00
724 - OFFICE INTERNET	161.90	158.33	(3.57)	1,730.90	1,741.63	10.73	1,900.00
725 - LEGAL SERVICES	(772.00)	600.00	1,372.00	(3,473.00)	6,600.00	10,073.00	7,200.00
726 - LEGAL GENERAL COUNSEL	110.00	-	(110.00)	6,511.00	-	(6,511.00)	-
745 - BANK CHARGES	10.00	708.33	698.33	220.00	7,791.63	7,571.63	8,500.00
755 - RESERVE STUDY	-	-	-	1,090.00	-	(1,090.00)	-
785 - COMMUNITY EVENTS	-	1,250.00	1,250.00	6,881.66	13,750.00	6,868.34	15,000.00
805 - FUNDS TO RESERVES	3,219.33	3,219.33	-	85,412.63	35,412.63	(50,000.00)	38,632.00
860 - INCOME TAX	-	-	-	1,802.00	-	(1,802.00)	-
866 - Bad Debt Expense	726.95	-	(726.95)	4,386.49	-	(4,386.49)	-
867 - MISC EXP	-	41.67	41.67	680.17	458.37	(221.80)	500.00
875 - AUDIT & TAX RETURN	-	458.33	458.33	3,350.00	5,041.63	1,691.63	5,500.00
Total Expense	**49,668.19**	**50,430.99**	**762.80**	**649,155.70**	**554,740.89**	**(94,414.81)**	**605,172.00**
Total Expense	**49,668.19**	**50,430.99**	**762.80**	**649,155.70**	**554,740.89**	**(94,414.81)**	**605,172.00**
Operating Net Total	**(44,060.22)**	**.01**	**(44,060.23)**	**(17,226.09)**	**.11**	**(17,226.20)**	**-**

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
445 - INTEREST	1,010.49	-	1,010.49	11,414.52	-	11,414.52	-
Total Income	**1,010.49**	**-**	**1,010.49**	**11,414.52**	**-**	**11,414.52**	**-**
Total Income	**1,010.49**	**-**	**1,010.49**	**11,414.52**	**-**	**11,414.52**	**-**
Reserve Expense							
Expense							
805 - FUNDS TO RESERVES	(3,219.33)	-	3,219.33	(85,412.63)	-	85,412.63	-
Total Expense	**(3,219.33)**	**-**	**3,219.33**	**(85,412.63)**	**-**	**85,412.63**	**-**
Total Expense	**(3,219.33)**	**-**	**3,219.33**	**(85,412.63)**	**-**	**85,412.63**	**-**
Reserve Net Total	**4,229.82**	**-**	**4,229.82**	**96,827.15**	**-**	**96,827.15**	**-**
Net Total	**(39,830.40)**	**.01**	**(39,830.41)**	**79,601.06**	**.11**	**79,600.95**	**-**