Twin Lakes Homeowners Association, Inc.

Balance Sheet For 6/30/2026

Assets		
136 - Alliance Reserve Fund-0870	$73,291.42	
137 - Alliance Capital Improvement Fund-2029	$49,602.95	
138 - CIT Debit Card Account-3970	$1,848.88	
146 - CDAR 10/1/26- 3775 3.53%- C	$85,535.64	
150 - ACCOUNTS RECEIVABLE	$137,629.83	
151 - CDAR 1/14/27-4417-3.25% C	$50,737.05	
153 - CDAR 3/11/27-2153 3.53%C	$61,582.88	
154 - CDAR 3/4/27-1333 3.19%R	$43,056.49	
155 - CDAR 3/4/27-2267 3.19%C	$52,484.44	
156 - CDAR 3/4/27-2291 3.19%R	$43,056.49	
157 - CDAR 6/24/27-3791R-3.05%	$42,651.83	
198 - Capital Improvements	$33,309.69	
0152C - CDAR 1/14/27-4395-3.25% R	$50,737.05	
0888C - TWIN LAKES OPERATING-9644	$285,822.52	
Total Assets		**$1,011,347.16**
	Total Assets	**$1,011,347.16**

Liabilities		
210 - ACCOUNTS PAYABLE	$562.94	
299 - PREPAID DUES	$120,795.04	
Total Liabilities		**$121,357.98**
Equity		
390 - ASSOCIATION EQUITY	$818,892.80	
399 - RETAINED EARNINGS	$71,096.38	
Total Equity		**$889,989.18**
	Total Liabilities / Equity	**$1,011,347.16**

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

Operating Income

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Annual Budget
Income							
420 - DUES	-	57,246.00	(57,246.00)	343,476.00	343,476.00	-	686,952.00
423 - DELINQUENCY NOTICE CHARGE	-	-	-	(980.00)	-	(980.00)	-
430 - LATE CHARGES	952.82	-	952.82	5,499.23	-	5,499.23	-
435 - NSF FEE	30.00	-	30.00	60.00	-	60.00	-
436 - Interest on Funds at Attorney	247.58	-	247.58	1,885.91	-	1,885.91	-
445 - INTEREST	13.59	-	13.59	79.76	-	79.76	-
455 - FINES	4,050.00	-	4,050.00	12,605.00	-	12,605.00	-
490 - OTHER INCOME	10.00	-	10.00	30.00	-	30.00	-
Total Income	**5,303.99**	**57,246.00**	**(51,942.01)**	**362,655.90**	**343,476.00**	**19,179.90**	**686,952.00**
Total Income	**5,303.99**	**57,246.00**	**(51,942.01)**	**362,655.90**	**343,476.00**	**19,179.90**	**686,952.00**

Operating Expense

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Annual Budget
Expense							
510 - ELECTRICITY	478.63	416.67	(61.96)	3,016.05	2,500.02	(516.03)	5,000.00
511 - STREET LIGHTS	3,216.52	3,291.67	75.15	22,458.30	19,750.02	(2,708.28)	39,500.00
515 - WATER	-	500.00	500.00	420.59	3,000.00	2,579.41	6,000.00
540 - TELEPHONE	74.27	41.67	(32.60)	446.40	250.02	(196.38)	500.00
560 - INTERNET	-	-	-	(56.04)	-	56.04	-
605 - LANDSCAPING-CONTRACT	5,919.90	5,750.00	(169.90)	34,657.30	34,500.00	(157.30)	69,000.00
612 - PARK - MAINTENANCE	19,190.17	2,583.33	(16,606.84)	43,181.43	15,499.98	(27,681.45)	31,000.00
614 - LAKES MAINT	-	1,625.00	1,625.00	-	9,750.00	9,750.00	19,500.00
625 - WILDLIFE MGMT	-	125.00	125.00	-	750.00	750.00	1,500.00
630 - Camera and Alarm Monitoring	49.61	41.67	(7.94)	297.66	250.02	(47.64)	500.00
630E - INSPECTIONS ESTHETICS	-	166.67	166.67	2,050.00	1,000.02	(1,049.98)	2,000.00
641 - SECURITY VEHICLE	-	458.33	458.33	77.18	2,749.98	2,672.80	5,500.00
641O - OUTSIDE SECURITY SERVICE	17,149.39	15,083.33	(2,066.06)	92,800.22	90,499.98	(2,300.24)	181,000.00
643 - SECURITY FUEL	445.11	-	(445.11)	2,388.93	-	(2,388.93)	-
645 - SECURITY CELL PHONE	62.10	83.33	21.23	386.34	499.98	113.64	1,000.00
646 - SECURITY VEHICLE MAINT	13.23	166.67	153.44	2,045.44	1,000.02	(1,045.42)	2,000.00
647 - SECURITY VEHICLE REGISTRATION	-	41.67	41.67	299.73	250.02	(49.71)	500.00
686 - OFFICE CLEANING	250.00	291.67	41.67	1,625.00	1,750.02	125.02	3,500.00
687 - WINDOW CLEANING	-	12.50	12.50	60.00	75.00	15.00	150.00
693 - MISCELLANEIOUS EXPENSE	-	75.00	75.00	-	450.00	450.00	900.00
700 - INSURANCE - LIABILITY	19,718.00	1,875.00	(17,843.00)	19,396.79	11,250.00	(8,146.79)	22,500.00
710 - MANAGEMENT FEES	4,389.00	4,389.00	-	26,334.00	26,334.00	-	52,668.00
710SS - MANAGEMENT FEE FOR SITE STAFF	8,381.00	8,381.00	-	50,286.00	50,286.00	-	100,572.00
719 - OFFICE RENT	1,266.00	1,083.33	(182.67)	6,851.00	6,499.98	(351.02)	13,000.00
720 - OFFICE EXPENSE	747.86	375.00	(372.86)	2,171.13	2,250.00	78.87	4,500.00
720C - COPIES	11.25	41.67	30.42	1,499.18	250.02	(1,249.16)	500.00
720CO - Billing Statements	1,498.38	500.00	(998.38)	10,823.71	3,000.00	(7,823.71)	6,000.00
720M - Mail Permits	-	41.67	41.67	370.00	250.02	(119.98)	500.00

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
720P - POSTAGE	52.15	166.67	114.52	970.00	1,000.02	30.02	2,000.00
720S - SUPPLIES	7.05	-	(7.05)	459.09	-	(459.09)	-
720U - OFFICE UTILITIES	299.47	375.00	75.53	2,517.36	2,250.00	(267.36)	4,500.00
720W - IT EXPENSE	123.52	333.33	209.81	1,042.02	1,999.98	957.96	4,000.00
721 - BUDGET/ANNUAL MEETING	-	666.67	666.67	-	4,000.02	4,000.02	8,000.00
724 - INTERNET	161.39	166.67	5.28	920.40	1,000.02	79.62	2,000.00
725 - LEGAL SERVICES	(646.82)	541.67	1,188.49	(2,708.16)	3,250.02	5,958.18	6,500.00
726 - LEGAL GENERAL COUNSEL	1,301.93	-	(1,301.93)	4,134.84	-	(4,134.84)	-
745 - BANK CHARGES	30.00	-	(30.00)	110.00	-	(110.00)	-
755 - RESERVE STUDY	-	-	-	1,090.00	-	(1,090.00)	-
780 - DUES / SUBSCRIPTIONS	-	41.67	41.67	-	250.02	250.02	500.00
785 - COMMUNITY EVENTS	2,936.67	750.00	(2,186.67)	3,032.95	4,500.00	1,467.05	9,000.00
805 - FUNDS TO RESERVES	3,475.00	3,475.00	-	70,850.00	20,850.00	(50,000.00)	41,700.00
806 - FUNDS TO OPERATING	-	-	-	(19,000.00)	-	19,000.00	-
860 - INCOME TAX	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
866 - Bad Debt Expense	559.25	-	(559.25)	3,454.54	-	(3,454.54)	-
870 - LICENSE & PERMITS	-	-	-	20.00	-	(20.00)	-
875 - AUDIT & TAX RETURN	-	375.00	375.00	-	2,250.00	2,250.00	4,500.00
Total Expense	**91,160.03**	**54,499.20**	**(36,660.83)**	**390,779.38**	**326,995.20**	**(63,784.18)**	**653,990.00**
Total Expense	**91,160.03**	**54,499.20**	**(36,660.83)**	**390,779.38**	**326,995.20**	**(63,784.18)**	**653,990.00**
Operating Net Total	**(85,856.04)**	**2,746.80**	**(88,602.84)**	**(28,123.48)**	**16,480.80**	**(44,604.28)**	**32,962.00**

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Income							
445 - INTEREST	1,174.27	-	1,174.27	7,163.85	-	7,163.85	-
Total Income	**1,174.27**	**-**	**1,174.27**	**7,163.85**	**-**	**7,163.85**	**-**
Total Income	**1,174.27**	**-**	**1,174.27**	**7,163.85**	**-**	**7,163.85**	**-**
Reserve Expense							
Expense							
805 - FUNDS TO RESERVES	(3,475.00)	-	3,475.00	(70,850.00)	-	70,850.00	-
806 - FUNDS TO OPERATING	-	-	-	19,000.00	-	(19,000.00)	-
Total Expense	**(3,475.00)**	**-**	**3,475.00**	**(51,850.00)**	**-**	**51,850.00**	**-**
Total Expense	**(3,475.00)**	**-**	**3,475.00**	**(51,850.00)**	**-**	**51,850.00**	**-**
Reserve Net Total	**4,649.27**	**-**	**4,649.27**	**59,013.85**	**-**	**59,013.85**	**-**
Net Total	**(81,206.77)**	**2,746.80**	**(83,953.57)**	**30,890.37**	**16,480.80**	**14,409.57**	**32,962.00**