Twin Lakes Homeowners Association, Inc.

Balance Sheet For 7/31/2025

Assets		
136 - Alliance Reserve Fund-0870	$105,142.14	
137 - Alliance Capital Improvement Fund-2029	$49,534.91	
138 - CIT Debit Card Account-3970	$2,309.98	
143 - CDAR 6/25/26- 4169R- 3.60%	$41,296.87	
144 - CDAR 3/12/26-7052-3.82%R	$59,604.15	
146 - CDAR 10/2/25- 3337 4.15%- C	$82,737.28	
147 - CDAR 3/5/26-3785-3.82%R	$41,659.63	
148 - CDAR 3/5/26-3815-3.82%C	$41,659.63	
149 - CDAR 3/5/26-9767-3.82%C	$50,781.70	
150 - ACCOUNTS RECEIVABLE	$155,053.41	
198 - Capital Improvement	$33,309.69	
0888C - TWIN LAKES OPERATING-9644	$340,708.75	
Total Assets		**$1,003,798.14**
	Total Assets	**$1,003,798.14**
Liabilities		
210 - ACCOUNTS PAYABLE	$496.94	
299 - PREPAID DUES	$38,037.60	
Total Liabilities		**$38,534.54**
Equity		
390 - ASSOCIATION EQUITY	$928,517.43	
399 - RETAINED EARNINGS	$36,746.17	
Total Equity		**$965,263.60**
	Total Liabilities / Equity	**$1,003,798.14**

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Operating Income

Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
420 - DUES	151,293.00	50,431.00	100,862.00	453,807.91	353,017.00	100,790.91	605,172.00
423 - DELINQUENCY NOTICE CHARGE	4,500.00	-	4,500.00	4,590.00	-	4,590.00	-
430 - LATE CHARGES	2,798.17	-	2,798.17	9,486.80	-	9,486.80	-
435 - NSF FEE	35.00	-	35.00	175.00	-	175.00	-
436 - Legal Interest	-	-	-	340.89	-	340.89	-
445 - INTEREST	15.32	-	15.32	102.24	-	102.24	-
455 - FINES	395.00	-	395.00	50.00	-	50.00	-
487 - ESCROW TRANSFER FEE	-	-	-	125.00	-	125.00	-
490 - OTHER INCOME	-	-	-	345.60	-	345.60	-
Total Income	**159,036.49**	**50,431.00**	**108,605.49**	**469,023.44**	**353,017.00**	**116,006.44**	**605,172.00**
Total Income	**159,036.49**	**50,431.00**	**108,605.49**	**469,023.44**	**353,017.00**	**116,006.44**	**605,172.00**

Operating Expense

Expense

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
510 - ELECTRICITY	408.60	458.33	49.73	7,736.51	3,208.31	(4,528.20)	5,500.00
511 - STREET LIGHTS	2,459.43	2,916.67	457.24	19,548.59	20,416.69	868.10	35,000.00
515 - WATER	914.17	541.67	(372.50)	1,228.39	3,791.69	2,563.30	6,500.00
540 - TELEPHONE	-	100.00	100.00	764.06	700.00	(64.06)	1,200.00
560 - INTERNET	-	-	-	323.80	-	(323.80)	-
600 - GENERAL MAINTENANCE	-	-	-	(688.75)	-	688.75	-
605 - LANDSCAPING-CONTRACT	5,742.27	5,833.33	91.06	40,195.89	40,833.31	637.42	70,000.00
609 - ABANDONED HOME MAINT	688.13	-	(688.13)	1,376.88	-	(1,376.88)	-
612 - PARK - MAINTENANCE	1,498.03	1,166.67	(331.36)	20,061.12	8,166.69	(11,894.43)	14,000.00
614 - LAKES MAINT	5,542.50	1,416.67	(4,125.83)	5,542.50	9,916.69	4,374.19	17,000.00
625 - WILDLIFE MGMT	-	208.33	208.33	3,219.66	1,458.31	(1,761.35)	2,500.00
630 - Camera and Alarm Monitoring	46.27	52.50	6.23	841.28	367.50	(473.78)	630.00
630E - INSPECTIONS ESTHETICS	-	166.67	166.67	1,950.00	1,166.69	(783.31)	2,000.00
641 - SECURITY VEHICLE	266.00	500.00	234.00	266.00	3,500.00	3,234.00	6,000.00
641O - OUTSIDE SECURITY SERVICE	13,440.00	12,500.00	(940.00)	96,660.00	87,500.00	(9,160.00)	150,000.00
643 - SECURITY FUEL	398.12	-	(398.12)	2,433.15	-	(2,433.15)	-
645 - SECURITY CELL PHONE	201.68	83.33	(118.35)	1,372.23	583.31	(788.92)	1,000.00
646 - SECURITY VEHICLE MAINT	93.66	333.33	239.67	380.12	2,333.31	1,953.19	4,000.00
647 - SECURITY VEHICLE REGISTRATION	-	50.00	50.00	310.29	350.00	39.71	600.00
686 - OFFICE CLEANING	250.00	283.33	33.33	1,625.00	1,983.31	358.31	3,400.00
687 - WINDOW CLEANING	-	30.83	30.83	310.00	215.81	(94.19)	370.00
700 - INSURANCE - LIABILITY	-	1,250.00	1,250.00	-	8,750.00	8,750.00	15,000.00
710 - MANAGEMENT FEES	4,389.00	4,689.00	300.00	30,723.00	32,823.00	2,100.00	56,268.00
710SS - MANAGEMENT FEE FOR SITE STAFF	8,381.00	8,381.00	-	58,667.00	58,667.00	-	100,572.00
719 - OFFICE RENT	1,117.00	1,166.67	49.67	7,674.00	8,166.69	492.69	14,000.00
720 - OFFICE EXPENSE	550.59	-	(550.59)	6,121.00	-	(6,121.00)	-
720C - COPIES	14.70	41.67	26.97	289.31	291.69	2.38	500.00

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
720CO - Billing Statements	1,474.77	-	(1,474.77)	3,041.13	-	(3,041.13)	-
720M - Mail Permits	-	50.00	50.00	350.00	350.00	-	600.00
720P - POSTAGE	51.71	166.67	114.96	399.41	1,166.69	767.28	2,000.00
720S - SUPPLIES	6.60	250.00	243.40	929.48	1,750.00	820.52	3,000.00
720U - OFFICE UTILITIES	230.34	125.00	(105.34)	2,123.90	875.00	(1,248.90)	1,500.00
720W - IT EXPENSE	448.12	500.00	51.88	5,719.28	3,500.00	(2,219.28)	6,000.00
721 - BUDGET/ANNUAL MEETING	-	733.33	733.33	-	5,133.31	5,133.31	8,800.00
724 - OFFICE INTERNET	111.90	158.33	46.43	759.50	1,108.31	348.81	1,900.00
725 - LEGAL SERVICES	-	600.00	600.00	(2,649.50)	4,200.00	6,849.50	7,200.00
726 - LEGAL GENERAL COUNSEL	715.00	-	(715.00)	4,204.50	-	(4,204.50)	-
745 - BANK CHARGES	10.00	708.33	698.33	160.00	4,958.31	4,798.31	8,500.00
755 - RESERVE STUDY	-	-	-	1,090.00	-	(1,090.00)	-
785 - COMMUNITY EVENTS	4,038.67	1,250.00	(2,788.67)	6,381.66	8,750.00	2,368.34	15,000.00
805 - FUNDS TO RESERVES	3,219.33	3,219.33	-	72,535.31	22,535.31	(50,000.00)	38,632.00
860 - INCOME TAX	-	-	-	1,802.00	-	(1,802.00)	-
866 - BAD DEBT ALLOWANCE	713.40	-	(713.40)	2,174.25	-	(2,174.25)	-
867 - MISC EXP	-	41.67	41.67	323.64	291.69	(31.95)	500.00
875 - AUDIT & TAX RETURN	-	458.33	458.33	-	3,208.31	3,208.31	5,500.00
Total Expense	**57,420.99**	**50,430.99**	**(6,990.00)**	**408,275.59**	**353,016.93**	**(55,258.66)**	**605,172.00**
Total Expense	**57,420.99**	**50,430.99**	**(6,990.00)**	**408,275.59**	**353,016.93**	**(55,258.66)**	**605,172.00**
Operating Net Total	**101,615.50**	**.01**	**101,615.49**	**60,747.85**	**.07**	**60,747.78**	**-**

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Income							
445 - INTEREST	1,065.66	-	1,065.66	7,253.34	-	7,253.34	-
Total Income	**1,065.66**	**-**	**1,065.66**	**7,253.34**	**-**	**7,253.34**	**-**
Total Income	**1,065.66**	**-**	**1,065.66**	**7,253.34**	**-**	**7,253.34**	**-**
Reserve Expense							
Expense							
643 - SECURITY FUEL	-	-	-	21.50	-	(21.50)	-
805 - FUNDS TO RESERVES	(3,219.33)	-	3,219.33	(72,535.31)	-	72,535.31	-
Total Expense	**(3,219.33)**	**-**	**3,219.33**	**(72,513.81)**	**-**	**72,513.81**	**-**
Total Expense	**(3,219.33)**	**-**	**3,219.33**	**(72,513.81)**	**-**	**72,513.81**	**-**
Reserve Net Total	**4,284.99**	**-**	**4,284.99**	**79,767.15**	**-**	**79,767.15**	**-**
Net Total	**105,900.49**	**.01**	**105,900.48**	**140,515.00**	**.07**	**140,514.93**	**-**