Twin Lakes Homeowners Association, Inc.

Balance Sheet For 10/31/2025

Assets		
136 - Alliance Reserve Fund-0870	$114,869.34	
137 - Alliance Capital Improvement Fund-2029	$49,553.64	
138 - CIT Debit Card Account-3970	$1,020.71	
143 - CDAR 6/25/26- 4169R- 3.53%	$41,666.65	
144 - CDAR 3/12/26-7052-3.82%R	$60,181.71	
146 - CDAR 10/1/26- 3775 3.53%- C	$83,553.25	
147 - CDAR 3/5/26-3785-3.82%R	$42,063.31	
148 - CDAR 3/5/26-3815-3.82%C	$42,063.31	
149 - CDAR 3/5/26-9767-3.82%C	$51,273.78	
150 - ACCOUNTS RECEIVABLE	$162,359.58	
198 - Capital Improvements	$33,309.69	
0888C - TWIN LAKES OPERATING-9644	$294,531.14	
Total Assets		**$976,446.11**
	Total Assets	**$976,446.11**

Liabilities		
210 - ACCOUNTS PAYABLE	$496.94	
299 - PREPAID DUES	$31,769.11	
Total Liabilities		**$32,266.05**
Equity		
390 - ASSOCIATION EQUITY	$907,433.89	
399 - RETAINED EARNINGS	$36,746.17	
Total Equity		**$944,180.06**
	Total Liabilities / Equity	**$976,446.11**

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

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

Operating Income

Income							
420 - DUES	151,293.00	50,431.00	100,862.00	605,100.91	504,310.00	100,790.91	605,172.00
423 - DELINQUENCY NOTICE CHARGE	1,590.00	-	1,590.00	35.00	-	35.00	-
430 - LATE CHARGES	2,366.71	-	2,366.71	16,172.16	-	16,172.16	-
435 - NSF FEE	20.00	-	20.00	215.00	-	215.00	-
436 - Legal Interest	-	-	-	505.71	-	505.71	-
445 - INTEREST	13.71	-	13.71	141.15	-	141.15	-
455 - FINES	1,675.00	-	1,675.00	3,681.11	-	3,681.11	-
487 - ESCROW TRANSFER FEE	-	-	-	125.00	-	125.00	-
490 - OTHER INCOME	-	-	-	345.60	-	345.60	-
Total Income	**156,958.42**	**50,431.00**	**106,527.42**	**626,321.64**	**504,310.00**	**122,011.64**	**605,172.00**
Total Income	**156,958.42**	**50,431.00**	**106,527.42**	**626,321.64**	**504,310.00**	**122,011.64**	**605,172.00**

Operating Expense

Expense							
510 - ELECTRICITY	512.00	458.33	(53.67)	9,384.37	4,583.30	(4,801.07)	5,500.00
511 - STREET LIGHTS	216.03	2,916.67	2,700.64	24,487.48	29,166.70	4,679.22	35,000.00
515 - WATER	646.77	541.67	(105.10)	4,033.31	5,416.70	1,383.39	6,500.00
540 - TELEPHONE	74.32	100.00	25.68	986.24	1,000.00	13.76	1,200.00
560 - INTERNET	(323.80)	-	323.80	-	-	-	-
600 - GENERAL MAINTENANCE	-	-	-	(688.75)	-	688.75	-
605 - LANDSCAPING-CONTRACT	5,052.27	5,833.33	781.06	56,732.70	58,333.30	1,600.60	70,000.00
609 - ABANDONED HOME MAINT	-	-	-	1,376.88	-	(1,376.88)	-
612 - PARK - MAINTENANCE	19,731.67	1,166.67	(18,565.00)	46,305.31	11,666.70	(34,638.61)	14,000.00
614 - LAKES MAINT	-	1,416.67	1,416.67	8,346.16	14,166.70	5,820.54	17,000.00
625 - WILDLIFE MGMT	-	208.33	208.33	4,010.90	2,083.30	(1,927.60)	2,500.00
630 - Camera and Alarm Monitoring	46.27	52.50	6.23	980.09	525.00	(455.09)	630.00
630E - INSPECTIONS ESTHETICS	-	166.67	166.67	1,950.00	1,666.70	(283.30)	2,000.00
641 - SECURITY VEHICLE	-	500.00	500.00	266.00	5,000.00	4,734.00	6,000.00
641O - OUTSIDE SECURITY SERVICE	14,475.68	12,500.00	(1,975.68)	140,786.32	125,000.00	(15,786.32)	150,000.00
643 - SECURITY FUEL	382.55	-	(382.55)	3,575.27	-	(3,575.27)	-
645 - SECURITY CELL PHONE	214.30	83.33	(130.97)	1,989.89	833.30	(1,156.59)	1,000.00
646 - SECURITY VEHICLE MAINT	307.58	333.33	25.75	1,690.46	3,333.30	1,642.84	4,000.00
647 - SECURITY VEHICLE REGISTRATION	-	50.00	50.00	310.29	500.00	189.71	600.00
686 - OFFICE CLEANING	250.00	283.33	33.33	2,500.00	2,833.30	333.30	3,400.00
687 - WINDOW CLEANING	-	30.83	30.83	340.00	308.30	(31.70)	370.00
700 - INSURANCE - LIABILITY	-	1,250.00	1,250.00	18,082.00	12,500.00	(5,582.00)	15,000.00
710 - MANAGEMENT FEES	4,389.00	4,689.00	300.00	43,890.00	46,890.00	3,000.00	56,268.00
710SS - MANAGEMENT FEE FOR SITE STAFF	8,381.00	8,381.00	-	83,810.00	83,810.00	-	100,572.00
719 - OFFICE RENT	1,117.00	1,166.67	49.67	11,025.00	11,666.70	641.70	14,000.00
720 - OFFICE EXPENSE	564.47	-	(564.47)	7,597.22	-	(7,597.22)	-
720C - COPIES	12.45	41.67	29.22	307.76	416.70	108.94	500.00

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
720CO - Billing Statements	1.75	-	(1.75)	3,046.38	-	(3,046.38)	-
720M - Mail Permits	-	50.00	50.00	550.00	500.00	(50.00)	600.00
720P - POSTAGE	113.10	166.67	53.57	599.78	1,666.70	1,066.92	2,000.00
720S - SUPPLIES	5.25	250.00	244.75	946.43	2,500.00	1,553.57	3,000.00
720U - OFFICE UTILITIES	233.80	125.00	(108.80)	2,597.87	1,250.00	(1,347.87)	1,500.00
720W - IT EXPENSE	165.34	500.00	334.66	6,284.39	5,000.00	(1,284.39)	6,000.00
721 - BUDGET/ANNUAL MEETING	-	733.33	733.33	6,252.09	7,333.30	1,081.21	8,800.00
724 - OFFICE INTERNET	485.70	158.33	(327.37)	1,569.00	1,583.30	14.30	1,900.00
725 - LEGAL SERVICES	-	600.00	600.00	(2,701.00)	6,000.00	8,701.00	7,200.00
726 - LEGAL GENERAL COUNSEL	1,182.50	-	(1,182.50)	6,401.00	-	(6,401.00)	-
745 - BANK CHARGES	20.00	708.33	688.33	210.00	7,083.30	6,873.30	8,500.00
755 - RESERVE STUDY	-	-	-	1,090.00	-	(1,090.00)	-
785 - COMMUNITY EVENTS	-	1,250.00	1,250.00	6,881.66	12,500.00	5,618.34	15,000.00
805 - FUNDS TO RESERVES	3,219.33	3,219.33	-	82,193.30	32,193.30	(50,000.00)	38,632.00
860 - INCOME TAX	-	-	-	1,802.00	-	(1,802.00)	-
866 - Bad Debt Expense	1,204.92	-	(1,204.92)	3,659.54	-	(3,659.54)	-
867 - MISC EXP	356.53	41.67	(314.86)	680.17	416.70	(263.47)	500.00
875 - AUDIT & TAX RETURN	3,350.00	458.33	(2,891.67)	3,350.00	4,583.30	1,233.30	5,500.00
Total Expense	**66,387.78**	**50,430.99**	**(15,956.79)**	**599,487.51**	**504,309.90**	**(95,177.61)**	**605,172.00**
Total Expense	**66,387.78**	**50,430.99**	**(15,956.79)**	**599,487.51**	**504,309.90**	**(95,177.61)**	**605,172.00**
Operating Net Total	**90,570.64**	**.01**	**90,570.63**	**26,834.13**	**.10**	**26,834.03**	**-**

Twin Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Income							
445 - INTEREST	1,041.62	-	1,041.62	10,404.03	-	10,404.03	-
Total Income	**1,041.62**	**-**	**1,041.62**	**10,404.03**	**-**	**10,404.03**	**-**
Total Income	**1,041.62**	**-**	**1,041.62**	**10,404.03**	**-**	**10,404.03**	**-**
Reserve Expense							
Expense							
805 - FUNDS TO RESERVES	(3,219.33)	-	3,219.33	(82,193.30)	-	82,193.30	-
Total Expense	**(3,219.33)**	**-**	**3,219.33**	**(82,193.30)**	**-**	**82,193.30**	**-**
Total Expense	**(3,219.33)**	**-**	**3,219.33**	**(82,193.30)**	**-**	**82,193.30**	**-**
Reserve Net Total	**4,260.95**	**-**	**4,260.95**	**92,597.33**	**-**	**92,597.33**	**-**
Net Total	**94,831.59**	**.01**	**94,831.58**	**119,431.46**	**.10**	**119,431.36**	**-**