

Twin Lakes Homeowners Association, Inc.

Balance Sheet For 1/31/2025

Assets

124 - CD 3/1/2025- 110R- 4.41%	\$40,880.04
129 - CD 3-1-2025- 745C- 4.41% Capital Fund	\$40,880.04
136 - Alliance Reserve Fund-0870	\$85,697.33
137 - Alliance Capital Improvement Fund-2029	\$49,493.61
138 - CIT Debit Card Account-3970	\$2,146.23
142 - CD 3/7/25- 9385R- 3.93%	\$58,335.83
143 - CDAR 6/26/25- 1474R- 4.40%	\$40,439.71
146 - CDAR 10/2/25- 3337 4.15%- C	\$81,085.68
150 - ACCOUNTS RECEIVABLE	\$159,859.23
0888C - TWIN LAKES OPERATING-9644	\$364,195.59

Total Assets

	\$923,013.29
Total Assets	\$923,013.29

Liabilities

210 - ACCOUNTS PAYABLE	\$111.00
299 - PREPAID DUES	\$40,185.30

Total Liabilities

\$40,296.30

Equity

390 - ASSOCIATION EQUITY	\$845,970.82
399 - RETAINED EARNINGS	\$36,746.17

Total Equity

	\$882,716.99
Total Liabilities / Equity	\$923,013.29

Twin Lakes Homeowners Association, Inc.

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
420 - DUES	151,404.00	50,431.00	100,973.00	151,404.00	50,431.00	100,973.00	605,172.00
423 - DELINQUENCY NOTICE CHARGE	150.00	-	150.00	150.00	-	150.00	-
430 - LATE CHARGES	45.00	-	45.00	45.00	-	45.00	-
435 - NSF FEE	280.00	-	280.00	280.00	-	280.00	-
445 - INTEREST	18.18	-	18.18	18.18	-	18.18	-
490 - OTHER INCOME	72.60	-	72.60	72.60	-	72.60	-
Total Income	151,969.78	50,431.00	101,538.78	151,969.78	50,431.00	101,538.78	605,172.00
Total Income	151,969.78	50,431.00	101,538.78	151,969.78	50,431.00	101,538.78	605,172.00

Operating Expense

Expense							
510 - ELECTRICITY	441.35	458.33	16.98	441.35	458.33	16.98	5,500.00
511 - STREET LIGHTS	3,246.76	2,916.67	(330.09)	3,246.76	2,916.67	(330.09)	35,000.00
515 - WATER	103.02	541.67	438.65	103.02	541.67	438.65	6,500.00
540 - TELEPHONE	103.50	100.00	(3.50)	103.50	100.00	(3.50)	1,200.00
560 - INTERNET	161.90	-	(161.90)	161.90	-	(161.90)	-
600 - GENERAL MAINTENANCE	(688.75)	-	688.75	(688.75)	-	688.75	-
605 - LANDSCAPING-CONTRACT	5,742.27	5,833.33	91.06	5,742.27	5,833.33	91.06	70,000.00
609 - ABANDONED HOME MAINT	688.75	-	(688.75)	688.75	-	(688.75)	-
612 - PARK - MAINTENANCE	5,060.89	1,166.67	(3,894.22)	5,060.89	1,166.67	(3,894.22)	14,000.00
614 - LAKES MAINT	-	1,416.67	1,416.67	-	1,416.67	1,416.67	17,000.00
625 - WILDLIFE MGMT	-	208.33	208.33	-	208.33	208.33	2,500.00
630 - ALARM MONITORING	35.25	52.50	17.25	35.25	52.50	17.25	630.00
630E - INSPECTIONS ESTHETICS	-	166.67	166.67	-	166.67	166.67	2,000.00
641 - SECURITY VEHICLE	-	500.00	500.00	-	500.00	500.00	6,000.00
641O - OUTSIDE SECURITY SERVICE	13,880.00	12,500.00	(1,380.00)	13,880.00	12,500.00	(1,380.00)	150,000.00
643 - SECURITY FUEL	309.38	-	(309.38)	309.38	-	(309.38)	-
645 - SECURITY CELL PHONE	181.86	83.33	(98.53)	181.86	83.33	(98.53)	1,000.00
646 - SECURITY VEHICLE MAINT	-	333.33	333.33	-	333.33	333.33	4,000.00
647 - SECURITY VEHICLE REGISTRATION	-	50.00	50.00	-	50.00	50.00	600.00
686 - OFFICE CLEANING	250.00	283.33	33.33	250.00	283.33	33.33	3,400.00
687 - WINDOW CLEANING	-	30.83	30.83	-	30.83	30.83	370.00
700 - INSURANCE - LIABILITY	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
710 - MANAGEMENT FEES	4,389.00	4,689.00	300.00	4,389.00	4,689.00	300.00	56,268.00
710SS - MANAGEMENT FEE FOR SITE STAFF	8,381.00	8,381.00	-	8,381.00	8,381.00	-	100,572.00
719 - OFFICE RENT	1,088.00	1,166.67	78.67	1,088.00	1,166.67	78.67	14,000.00
720 - OFFICE EXPENSE	392.16	-	(392.16)	392.16	-	(392.16)	-
720C - COPIES	-	41.67	41.67	-	41.67	41.67	500.00
720CO - COUPONS	1,447.86	-	(1,447.86)	1,447.86	-	(1,447.86)	-
720M - MAIL FULFILLMENT	-	50.00	50.00	-	50.00	50.00	600.00
720P - POSTAGE	-	166.67	166.67	-	166.67	166.67	2,000.00

Twin Lakes Homeowners Association, Inc.

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
720S - SUPPLIES	-	250.00	250.00	-	250.00	250.00	3,000.00
720U - OFFICE UTILITIES	290.30	125.00	(165.30)	290.30	125.00	(165.30)	1,500.00
720W - IT EXPENSE	182.14	500.00	317.86	182.14	500.00	317.86	6,000.00
721 - BUDGET/ANNUAL MEETING	-	733.33	733.33	-	733.33	733.33	8,800.00
724 - OFFICE INTERNET	-	158.33	158.33	-	158.33	158.33	1,900.00
725 - LEGAL SERVICES	(460.00)	600.00	1,060.00	(460.00)	600.00	1,060.00	7,200.00
726 - LEGAL GENERAL COUNSEL	370.00	-	(370.00)	370.00	-	(370.00)	-
745 - BANK CHARGES	90.00	708.33	618.33	90.00	708.33	618.33	8,500.00
785 - COMMUNITY EVENTS	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
805 - FUNDS TO RESERVES	53,219.33	3,219.33	(50,000.00)	53,219.33	3,219.33	(50,000.00)	38,632.00
867 - MISC EXP	-	41.67	41.67	-	41.67	41.67	500.00
875 - AUDIT & TAX RETURN	-	458.33	458.33	-	458.33	458.33	5,500.00
Total Expense	98,905.97	50,430.99	(48,474.98)	98,905.97	50,430.99	(48,474.98)	605,172.00
Total Expense	98,905.97	50,430.99	(48,474.98)	98,905.97	50,430.99	(48,474.98)	605,172.00
Operating Net Total	53,063.81	.01	53,063.80	53,063.81	.01	53,063.80	-

Twin Lakes Homeowners Association, Inc.

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
445 - INTEREST	965.25	-	965.25	965.25	-	965.25	-
Total Income	965.25	-	965.25	965.25	-	965.25	-
Total Income	965.25	-	965.25	965.25	-	965.25	-
Reserve Expense							
Expense							
805 - FUNDS TO RESERVES	(3,219.33)	-	3,219.33	(3,219.33)	-	3,219.33	-
Total Expense	(3,219.33)	-	3,219.33	(3,219.33)	-	3,219.33	-
Total Expense	(3,219.33)	-	3,219.33	(3,219.33)	-	3,219.33	-
Reserve Net Total	4,184.58	-	4,184.58	4,184.58	-	4,184.58	-
Net Total	57,248.39	.01	57,248.38	57,248.39	.01	57,248.38	-