

**TWIN LAKES HOME ASSOCIATION**  
**50TH ANNUAL MEETING**  
**June 12, 2024 - 6:30 P.M.**

**Annual Treasurer's Report - 6/1/23 - 5/31/24**

<b><u>BALANCE:</u></b>	6/1/2023	\$41,290.26
<b><u>DEPOSITS</u></b>		<u>\$116,880.20</u>
		\$158,170.46
<b><u>PAID</u></b>		
Improvements/Maintenance	\$16,892.37	
Insurance	3,893.00	
Recreation	2,715.03	
Refuse	55,327.23	
Office Expense/Supplies	10,987.00	
Professional	835.00	
Utilities	2,096.86	
Mowing	23,530.00	
Fireworks	<u>0.00</u>	
<b>TOTAL EXPENSES</b>	<b>\$116,276.49</b>	<b><u>-116,276.49</u></b>
<b>PRESENT CHECKING BALANCE AS OF MAY 31, 2024</b>		<b>41,893.97</b>
<b>HCU SAVINGS BALANCE AS OF MAY 31, 2024</b>		<b>6.00</b>
<b>HCU CD BALANCE AS OF MAY 31, 2024</b>		<b><u>11,050.85</u></b>
	<b>TOTAL</b>	<b><u>52,950.82</u></b>

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**PROPOSED BUDGET FOR PERIOD**  
**JUNE 1, 2024 - MAY 31, 2025**

**BUDGET AMOUNT**

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**EXPENSES:**

Improvements/Maintenance	\$9,172.00
Insurance	4,000.00
Recreation	2,500.00
Refuse	58,000.00
Office Expense/Supplies	11,000.00
Professional	3,000.00
Utilities	2,500.00
Mowing	<u>35,456.00</u>
	<b><u>\$125,628.00</u></b>

**2024/2025 DUES/REFUSE INCREASE  
PROJECTED INCOME**

DUES	378 @	\$178.00	\$67,284.00
REFUSE	374 @	\$156.00	<u>\$58,344.00</u>
			\$125,628.00

**PROJECTED INCOME  
FOR 2024-2025**

**\$125,628.00**

Pond Stocking Fund Balance at 5/31/24: **\$1,057.19**  
Fireworks Funds Balance at 5/31/24 : **\$2,765.00**  
Playgrounds Funds Balance at 5/31/24 : **\$3,613.61**  
HCU CD & Reqd CEFCU Savings Account: **\$11,056.85**

**2023/2024 DUES/REFUSE CHARGES  
AS OF MAY 31, 2023:**

DUES	378 @	\$168.00	\$63,504.00
REFUSE	374 @	\$150.00	<u>\$56,100.00</u>
			\$119,604.00

**TWIN LAKES HOME ASSOCIATION**  
**50TH ANNUAL MEETING**  
**June 12, 2024 - 6:30 P.M.**

BUDGET STATUS FOR PERIOD  
JUNE 1, 2023 - MAY 31, 2024

	BUDGETED	ACTUAL	DIFFERENCE
<b>EXPENSES:</b>			
Improvements/Maint	\$11,904.00	\$16,892.37	(\$4,988.37)
Insurance	4,000.00	3,893.00	\$107.00
Recreation	2,500.00	2,715.03	(\$215.03)
Refuse	55,000.00	55,327.23	(\$327.23)
Office Expense	11,000.00	10,987.00	\$13.00
Professional	3,000.00	835.00	\$2,165.00
Utilities	2,200.00	2,096.86	\$103.14
Mowing	30,000.00	23,530.00	\$6,470.00
<b>TOTAL EXPENSES</b>	<b>\$119,604.00</b>	<b>\$116,276.49</b>	<b>\$3,327.51</b>
<b>INCOME</b>	<b>\$119,604.00</b>	<b>\$116,880.20</b>	<b>\$2,723.80</b>

**TWIN LAKES HOME ASSOCIATION**  
**EXPENDITURES FOR PAST 5 YEARS**

	2023/2024	2022/2023	2021/2022	2020/2021	2019/2020
Kubota Mower	\$0.00	\$0.00	\$0.00	\$0.00	\$3,788.75
2020 Dam Repair	\$0.00	\$0.00	\$0.00	\$27,860.00	\$0.00
Champlain Sidewalk Replacement	\$0.00	\$0.00	\$12,000.00	\$0.00	\$0.00
Ditch Dredging	\$0.00	\$17,100.00	\$0.00	\$0.00	\$0.00
New HP Laptop	\$0.00	\$831.95	\$0.00	\$0.00	\$0.00
Bad Debt	\$0.00	\$1,349.91	\$0.00	\$0.00	0.00
Improvements/Maintenance	\$16,892.37	\$10,362.23	\$5,434.79	\$3,109.90	\$4,580.73
Insurance	\$3,893.00	\$3,893.00	\$3,893.00	\$3,745.00	\$3,925.00
Recreation	\$2,715.03	\$141.58	\$246.94	\$171.66	\$175.00
Refuse	\$55,327.23	\$53,795.82	\$52,852.96	\$52,335.26	\$50,699.43
Office Expense/Supplies	\$10,987.00	\$9,201.36	\$8,452.33	\$7,224.46	\$7,336.30
Professional	\$835.00	\$881.00	\$1,030.00	\$1,396.00	\$915.00
Utilities	\$2,096.86	\$1,958.94	\$1,653.39	\$1,789.14	\$1,984.83
Mowing	\$23,530.00	\$17,455.00	\$20,025.00	\$17,355.00	\$10,698.00
Fireworks	\$0.00	\$8,921.10	\$9,035.88	\$250.00	\$7,245.00
Playground	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTALS</b>	<b>\$116,276.49</b>	<b>\$125,891.89</b>	<b>\$114,624.29</b>	<b>\$115,236.42</b>	<b>\$91,348.04</b>