

Twin Rivers Condominium Assoc

Balance Sheet

As of December 31, 2025

03/13/26

Accrual Basis

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating Checking Alpine 4244	51,044.14
1020 · Capital Reserve MM Alpine 9356	82,110.94
Total Checking/Savings	133,155.08
Accounts Receivable	
1200 · Accounts Receivable	-2,982.50
Total Accounts Receivable	-2,982.50
Other Current Assets	
1400 · Prepaid Expenses	
1410 · Insurance	1,498.63
Total 1400 · Prepaid Expenses	1,498.63
1550 · Due from Operating Account	75,701.52
Total Other Current Assets	77,200.15
Total Current Assets	207,372.73
TOTAL ASSETS	207,372.73
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	5,507.66
Total Accounts Payable	5,507.66
Other Current Liabilities	
2130 · Security-Remodel	1,000.00
2200 · Due to Capital Reserve	75,701.52
Total Other Current Liabilities	76,701.52
Total Current Liabilities	82,209.18
Total Liabilities	82,209.18
Equity	
3000 · Retained Earnings	156,635.36
Net Income	-31,471.81
Total Equity	125,163.55
TOTAL LIABILITIES & EQUITY	207,372.73

03/13/26

Twin Rivers Condominium Assoc
Profit & Loss Budget vs. Actual
October through December 2025

Accrual Basis

	Oct - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
INCOME				
5100 · Operating Assessment	24,950.04	39,950.00	-14,999.96	62.5%
5158 · Move-In/Out Fee	100.00	50.00	50.00	200.0%
Total INCOME	<u>25,050.04</u>	<u>40,000.00</u>	<u>-14,949.96</u>	<u>62.6%</u>
Total Income	<u>25,050.04</u>	<u>40,000.00</u>	<u>-14,949.96</u>	<u>62.6%</u>
Gross Profit	25,050.04	40,000.00	-14,949.96	62.6%
Expense				
ADMINISTRATION				
6100 · Management Fees	1,920.00	1,920.00	0.00	100.0%
6112 · Board Expense	0.00	12.00	-12.00	0.0%
6180 · Insurance	10,952.37	15,999.99	-5,047.62	68.5%
6301 · Postage	0.00	62.50	-62.50	0.0%
6302 · Office Supplies	0.00	300.00	-300.00	0.0%
6561 · Legal Expense	0.00	100.00	-100.00	0.0%
6562 · Tax Preparation/Audit	355.00	750.00	-395.00	47.3%
6575 · Taxes-Licenses-Fees				
6577 · Federal Income Tax	0.00	0.00	0.00	0.0%
6578 · State Income Taxes	0.00	0.00	0.00	0.0%
Total 6575 · Taxes-Licenses-Fees	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total ADMINISTRATION	<u>13,227.37</u>	<u>19,144.49</u>	<u>-5,917.12</u>	<u>69.1%</u>
MAINTENANCE				
6720 · General & Repairs - OC	2,008.00	3,937.50	-1,929.50	51.0%
6724 · General & Repairs Supplies	225.31			
6730 · Hot Tub - OC	1,007.50	1,125.00	-117.50	89.6%
6735 · Landscaping - OC	300.00	0.00	300.00	100.0%
6770 · Custodial - OC	1,237.50	1,350.00	-112.50	91.7%
6774 · Window/Carpet Cleaning	0.00	0.00	0.00	0.0%
6775 · Snow Removal - OC	595.00	750.00	-155.00	79.3%
6790 · Fire Alarm System - OC	785.00	435.00	350.00	180.5%
6820 · Elevator - OC	697.39	690.00	7.39	101.1%
Total MAINTENANCE	<u>6,855.70</u>	<u>8,287.50</u>	<u>-1,431.80</u>	<u>82.7%</u>
UTILITY				
6930 · Electricity	936.29	1,275.00	-338.71	73.4%
6935 · Telephone	618.46	507.99	110.47	121.7%
6940 · Sanitation	2,462.25	2,462.25	0.00	100.0%
6945 · Trash Removal	5,251.62	4,857.51	394.11	108.1%
6955 · Water	1,342.81	1,358.25	-15.44	98.9%
Total UTILITY	<u>10,611.43</u>	<u>10,461.00</u>	<u>150.43</u>	<u>101.4%</u>
6999 · Contingency	0.00	0.00	0.00	0.0%
Total Expense	<u>30,694.50</u>	<u>37,892.99</u>	<u>-7,198.49</u>	<u>81.0%</u>
Net Ordinary Income	-5,644.46	2,107.01	-7,751.47	-267.9%
Other Income/Expense				
Other Income				
7005 · Interest-Capital funds	299.28	0.00	299.28	100.0%
7800 · Reserve Assessment	8,715.80	8,715.79	0.01	100.0%
7900 · Capital Special Assessment	0.00	0.00	0.00	0.0%
Total Other Income	<u>9,015.08</u>	<u>8,715.79</u>	<u>299.29</u>	<u>103.4%</u>
Other Expense				
8000 · Capital Project Management	0.00	0.00	0.00	0.0%
8010 · Hot Tub	0.00	0.00	0.00	0.0%
8071 · Bldg Ext Surfaces Repaint	0.00	0.00	0.00	0.0%
8087 · Garage Lighting	0.00	3,750.00	-3,750.00	0.0%
Total Other Expense	<u>0.00</u>	<u>3,750.00</u>	<u>-3,750.00</u>	<u>0.0%</u>
Net Other Income	9,015.08	4,965.79	4,049.29	181.5%
Net Income	<u><u>3,370.62</u></u>	<u><u>7,072.80</u></u>	<u><u>-3,702.18</u></u>	<u><u>47.7%</u></u>

**Twin Rivers Condominium Assoc
Profit & Loss Budget Performance**

03/13/26

Accrual Basis

October through December 2025

	Oct - Dec 25	Budget	Apr - Dec 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
INCOME					
5100 · Operating Assessment	24,950.04	39,950.00	104,850.12	119,850.00	159,800.00
5158 · Move-In/Out Fee	100.00	50.00	400.00	150.00	200.00
Total INCOME	<u>25,050.04</u>	<u>40,000.00</u>	<u>105,250.12</u>	<u>120,000.00</u>	<u>160,000.00</u>
Total Income	<u>25,050.04</u>	<u>40,000.00</u>	<u>105,250.12</u>	<u>120,000.00</u>	<u>160,000.00</u>
Gross Profit	25,050.04	40,000.00	105,250.12	120,000.00	160,000.00
Expense					
ADMINISTRATION					
6100 · Management Fees	1,920.00	1,920.00	5,760.00	5,760.00	7,680.00
6112 · Board Expense	0.00	12.00	299.33	38.00	50.00
6180 · Insurance	10,952.37	15,999.99	32,984.61	48,000.01	64,000.00
6301 · Postage	0.00	62.50	19.64	187.50	250.00
6302 · Office Supplies	0.00	300.00	35.52	900.00	1,200.00
6561 · Legal Expense	0.00	100.00	0.00	300.00	400.00
6562 · Tax Preparation/Audit	355.00	750.00	1,967.50	2,250.00	3,000.00
6575 · Taxes-Licenses-Fees					
6577 · Federal Income Tax	0.00	0.00	0.00	0.00	250.00
6578 · State Income Taxes	0.00	0.00	0.00	0.00	25.00
Total 6575 · Taxes-Licenses-Fees	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>275.00</u>
Total ADMINISTRATION	<u>13,227.37</u>	<u>19,144.49</u>	<u>41,066.60</u>	<u>57,435.51</u>	<u>76,855.00</u>
MAINTENANCE					
6720 · General & Repairs - OC	2,008.00	3,937.50	11,526.91	11,812.50	15,750.00
6724 · General & Repairs Supplies	225.31		225.31		
6730 · Hot Tub - OC	1,007.50	1,125.00	5,390.07	3,375.00	4,500.00
6735 · Landscaping - OC	300.00	0.00	816.96	900.00	900.00
6770 · Custodial - OC	1,237.50	1,350.00	4,050.00	4,050.00	5,400.00
6774 · Window/Carpet Cleaning	0.00	0.00	725.00	2,130.00	2,130.00
6775 · Snow Removal - OC	595.00	750.00	645.00	1,500.00	3,750.00
6790 · Fire Alarm System - OC	785.00	435.00	2,327.75	1,305.00	1,740.00
6820 · Elevator - OC	697.39	690.00	5,507.13	2,070.00	2,760.00
Total MAINTENANCE	<u>6,855.70</u>	<u>8,287.50</u>	<u>31,214.13</u>	<u>27,142.50</u>	<u>36,930.00</u>
UTILITY					
6930 · Electricity	936.29	1,275.00	2,569.01	3,825.00	5,100.00
6935 · Telephone	618.46	507.99	1,851.36	1,524.01	2,032.00
6940 · Sanitation	2,462.25	2,462.25	7,386.75	7,386.75	9,849.00
6945 · Trash Removal	5,251.62	4,857.51	15,247.75	14,572.49	19,430.00
6955 · Water	1,342.81	1,358.25	4,188.60	4,074.75	5,433.00
Total UTILITY	<u>10,611.43</u>	<u>10,461.00</u>	<u>31,243.47</u>	<u>31,383.00</u>	<u>41,844.00</u>
6999 · Contingency	0.00	0.00	0.00	0.00	1,000.00
Total Expense	<u>30,694.50</u>	<u>37,892.99</u>	<u>103,524.20</u>	<u>115,961.01</u>	<u>156,629.00</u>
Net Ordinary Income	-5,644.46	2,107.01	1,725.92	4,038.99	3,371.00
Other Income/Expense					
Other Income					
7005 · Interest-Capital funds	299.28	0.00	911.81	0.00	0.00
7800 · Reserve Assessment	8,715.80	8,715.79	26,147.40	26,147.37	34,863.16
7900 · Capital Special Assessment	0.00	0.00	43,824.98	43,825.00	43,825.00
Total Other Income	<u>9,015.08</u>	<u>8,715.79</u>	<u>70,884.19</u>	<u>69,972.37</u>	<u>78,688.16</u>
Other Expense					
8000 · Capital Project Management	0.00	0.00	0.00	0.00	0.00
8010 · Hot Tub	0.00	0.00	0.00	0.00	0.00
8071 · Bldg Ext Surfaces Repaint	0.00	0.00	104,081.92	87,650.00	87,650.00
8087 · Garage Lighting	0.00	3,750.00	0.00	3,750.00	3,750.00
Total Other Expense	<u>0.00</u>	<u>3,750.00</u>	<u>104,081.92</u>	<u>91,400.00</u>	<u>91,400.00</u>
Net Other Income	<u>9,015.08</u>	<u>4,965.79</u>	<u>-33,197.73</u>	<u>-21,427.63</u>	<u>-12,711.84</u>
Net Income	<u><u>3,370.62</u></u>	<u><u>7,072.80</u></u>	<u><u>-31,471.81</u></u>	<u><u>-17,388.64</u></u>	<u><u>-9,340.84</u></u>