

## 2022 Treasure's Reports

### Jan

As of 12/31 we had, in Banco Popular, \$138,773.50, in Checking, \$124,391.08 in savings, plus CD's of \$165,775.63 for total funds in Banco Popular of \$428,940.21. In We Florida Financial, we have \$82,462.87 in Savings. We earned \$74.70 extra income, unexpected income of \$128.79 and \$0.00 in reimbursement income. We have accounts receivables over 2.1K which includes \$0.00 in legal fees, \$0.00 in unit repairs and violations of about 1.5K. The total amount for possible collection is about \$692.

### OLD BUSINESS:

Speed hump striping

Gate card/clicker numbers update. I talked with Diamond Gate for some clarification on the code and phone limitation. We currently have Codes 176 of 260 and Phones 133 or 250. We are able to have 260 lines with 6 card/clicker and only 250 of those lines with phone numbers. What this mean is that every resident can have a second number and up to 12 card/clickers. That means the system has the capacity of 1560 cards/clickers and 250 phone numbers.

### NEW BUSINESS:

Parking/Tow company discussion

### YEAR END Report

The current status of the association's finances appears to be very strong but I am awaiting December's banks statements to do a full analysis. The HOA will be able to complete the front entrance project using both operating and reserve funds and will not require a special assessment.

In analysis FY 2021 spending against budgeted monies, I find that we stayed somewhat close to budget although there was one area of significant variances between budgeted and actual. The area of variance was the sidewalk maintenance - \$9,300 versus \$0.00 but we spent \$62,878.49 last year. The other areas where Insurance and Entrance Project. Are we currently insured? The last payment for insurance was Sep 2019. Figure 1, shows the budgeted versus actual for fiscal year 2020.

For the year we took in \$1,783.46 – interest, late fees, reimbursements and violation income more than budgeted and spent \$39,099.77 less than budgeted. This was a direct result of no side walk maintenance, insurance paid and progress on the front entrance project. Reserve accounts earned \$1,020.03 in interest.


# The Estates of Tanglewood Lakes Financial Report

Dec-21

Revenue	Current Month	Prior Month	Difference	Year to Date		Budget	
	Amount			Actual	Budgeted	Monthly	Yearly
100 - Late Fees	\$ 100.00	\$ 90.00	\$ 10.00	\$ 688.11		Extra Income	
200 - Interest Income	\$ 2.38	\$ 2.38		\$ 21.18		\$ 74.70	\$ 1,041.21
210 - Assessment Interest Income	\$ 28.79	\$ 8.05	\$ 20.74	\$ 54.14		Unexpected Income	
220 - Reserve Interest Income	\$ 72.32	\$ 66.75	\$ 5.57	\$ 1,020.03		\$ 128.79	\$ 742.25
300 - Misc Income	\$ -	\$ -		\$ -		Reimbursement Income	
400 - Violation Income	\$ -	\$ -		\$ -		\$ -	\$ -
450 - Repair Income	\$ -	\$ -		\$ -		\$ 203.49	\$ 1,783.46
500 - Gate Key Income	\$ -	\$ -		\$ -			
501 - Legal Fee Income	\$ -	\$ -		\$ -			
600 - Assessments	\$ 6,395.87	\$ 4,807.61	\$ 1,588.26	\$ 81,885.11	\$ 77,700.00	\$ 4,185.11	105.39%
1182 - Reserve Asses	\$ 735.00	\$ 735.00		\$ 8,820.00	\$ 8,820.00	\$ -	100.00%
<b>Net Income</b>	<b>\$ 7,334.36</b>	<b>\$ 5,709.79</b>	<b>\$ 1,624.57</b>	<b>\$ 82,648.54</b>	<b>\$ 77,700.00</b>	<b>\$ 4,948.54</b>	<b>106.37%</b>

Expenses	Current Month	Prior Month	Difference	Year to Date		Budget	
	Amount			Actual	Budgeted	Variance	Percent
1182 - Reserve Txfr	\$ 807.32	\$ 801.75	\$ 5.57	\$ 9,840.03	\$ 8,820.00	\$ 1,020.03	111.56%
5001 - Management Fees	\$ 1,055.00	\$ 1,055.00		\$ 12,660.00	\$ 12,660.00	\$ -	100.00%
5010 - Legal Fees	\$ -	\$ -		\$ 132.50	\$ 4,500.00	\$ 4,367.50	2.94%
5017 - Mailbox Maintenance	\$ -	\$ 201.90	\$ (201.90)	\$ 339.95	\$ 1,200.00	\$ 860.05	28.33%
5020 - Accounting Fees & Tax Return	\$ -	\$ -		\$ 300.00	\$ 360.00	\$ 60.00	83.33%
5030 - Insurance	\$ -	\$ -		\$ -	\$ 5,124.00	\$ 5,124.00	0.00%
5041 - Corporate Annual Report	\$ -	\$ -		\$ 61.25	\$ 120.00	\$ 58.75	51.04%
5050 - Electricity	\$ 571.61	\$ 573.27	\$ (1.66)	\$ 6,845.62	\$ 6,240.00	\$ (605.62)	109.71%
5060 - Telephone	\$ 165.92	\$ 165.92		\$ 1,991.65	\$ 2,040.00	\$ 48.35	97.63%
6009 - Repairs & Maintenance	\$ -	\$ 607.50	\$ (607.50)	\$ 607.50	\$ 3,600.00	\$ 2,992.50	16.88%
6010 - Ground Maintenance	\$ 240.00	\$ 335.00	\$ (95.00)	\$ 3,770.00	\$ 3,600.00	\$ (170.00)	104.72%
6014 - Gate Repairs	\$ 117.70	\$ -	\$ 117.70	\$ 552.82	\$ 3,600.00	\$ 3,047.18	15.36%
6062 - General Security and Monitor Sys	\$ -	\$ -		\$ -	\$ 2,400.00	\$ 2,400.00	0.00%
6071 - Towing	\$ -	\$ -		\$ -	\$ 540.00	\$ 540.00	0.00%
6078 - Street Sweeping	\$ -	\$ -		\$ 825.00	\$ 900.00	\$ 75.00	91.67%
6080 - Lake Treatment	\$ -	\$ -		\$ 900.00	\$ 900.00	\$ -	100.00%
6116 - Entrance Project	\$ -	\$ -		\$ 750.00	\$ 6,000.00	\$ 5,250.00	12.50%
7000 - Printing	\$ 249.22	\$ -	\$ 249.22	\$ 782.66	\$ 900.00	\$ 117.34	86.96%
7001 - Postage	\$ 4.07	\$ -	\$ 4.07	\$ 424.35	\$ 600.00	\$ 175.65	70.73%
7020 - Office supplies and Expenses	\$ 1.48	\$ -	\$ 1.48	\$ 164.93	\$ 1,200.00	\$ 1,035.07	13.74%
7090 - Contingency	\$ -	\$ -		\$ -	\$ 3,216.00	\$ 3,216.00	0.00%
8043 - Sidewalk Maintenance	\$ -	\$ -		\$ -	\$ 9,300.00	\$ 9,300.00	0.00%
8044 - Sidewalk Cleaning	\$ 4,380.00	\$ -	\$ 4,380.00	\$ 7,080.00	\$ 8,280.00	\$ 1,200.00	85.51%
8079 - Mass Notification System	\$ -	\$ -		\$ 412.00	\$ 420.00	\$ 8.00	98.10%
<b>Total operating expenses</b>	<b>\$ 7,592.32</b>	<b>\$ 3,740.34</b>	<b>\$ 3,851.98</b>	<b>\$ 38,600.23</b>	<b>\$ 77,700.00</b>	<b>\$ 39,099.77</b>	<b>49.68%</b>

Net Worth	Current Month	Prior Month	Difference		Current Month	Prior Month	Difference
	Amounts				Amounts		
Bus CD 0271	\$ 10,602.91	\$10,602.48	\$ 0.43	Bus CD 0775	\$ 23,503.90	\$ 23,497.16	\$ 6.74
Bus CD 1712	\$ 24,113.74	\$24,106.83	\$ 6.91	Bus CD 2562	\$ 24,380.65	\$ 24,377.64	\$ 3.01
Bus CD 2571	\$ 10,445.35	\$10,444.92	\$ 0.43	Bus CD 3098	\$ 10,422.34	\$ 10,419.35	\$ 2.99
Bus CD 3998	\$ 10,732.79	\$10,732.34	\$ 0.45	Bus CD 4355	\$ 10,291.69	\$ 10,291.27	\$ 0.42
Bus CD 5469	\$ 10,291.26	\$10,290.83	\$ 0.43	Bus CD 5899	\$ 10,325.99	\$ 10,323.03	\$ 2.96
Bus CD 9314	\$ 10,317.87	\$10,314.91	\$ 2.96	Bus CD 9712	\$ 10,347.14	\$ 10,346.71	\$ 0.43

			
<b>Delinquency Totals</b>			
Acct Receivable (Delinquency)	\$ 2,192.91		
Asses Paid in Adv (Pre Pays)	\$ 7,947.57		
Violation Money owed	\$ 1,500.00		
Legal Fees owed	\$ -		
Unit Repairs	\$ -		
Total Collectable Amount	\$ 692.91		
<b>Banking Totals</b>			
Total Banco Popular CD's	\$ 165,775.63		
Total in Banco Popular	\$ 428,940.21		
Total Other CD's	\$ -		
Total CD's	\$ 165,775.63		
Total In WFF	\$ 82,462.87		
Total in Funds	\$ 511,403.08		
<b>Total Reserve</b>			
This Year	\$ 494,934.64		
Prior Year	\$ 476,876.12		

# BUDGET 2021

■ Budgeted ■ Actual

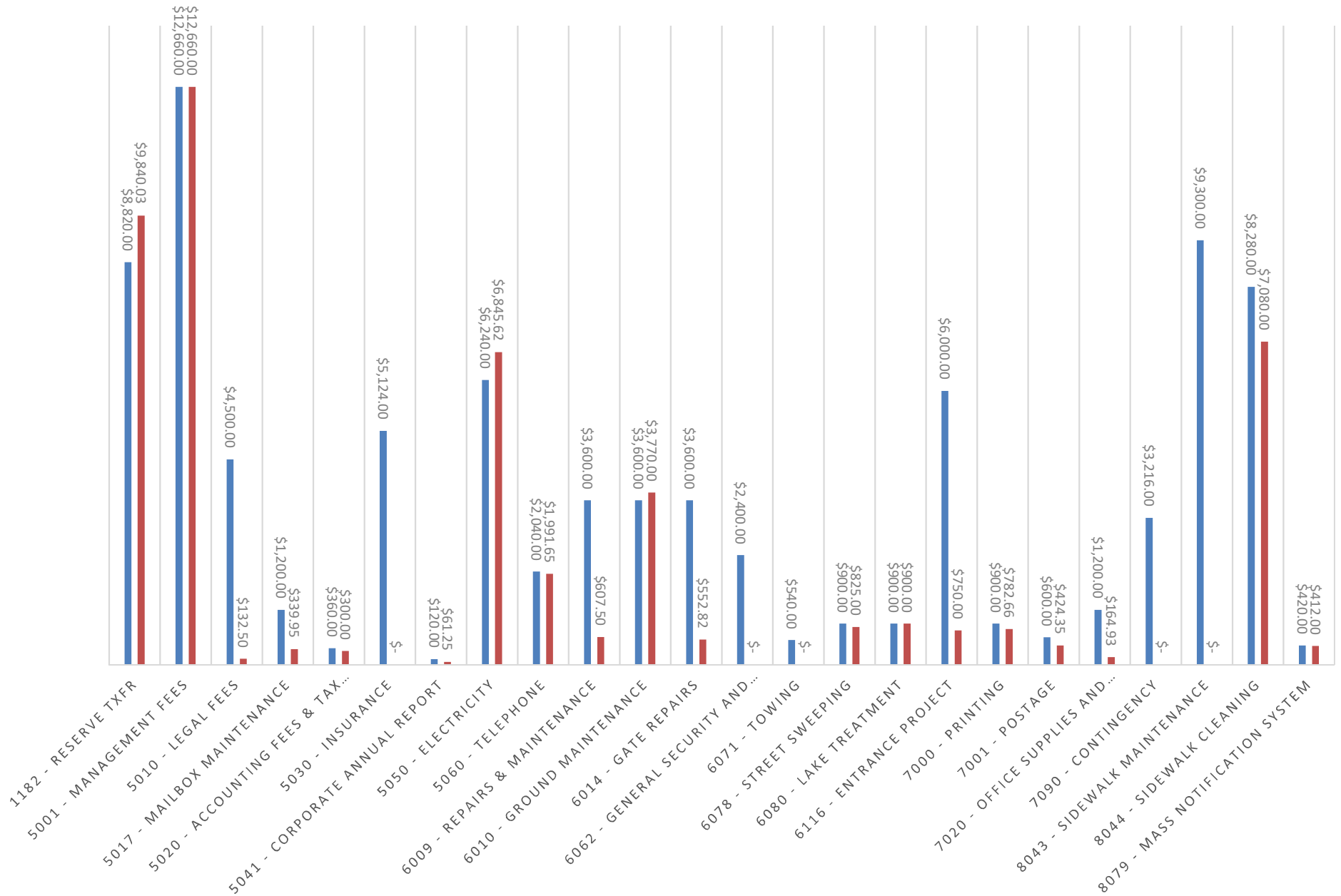


Figure 1