2023 Treasure's Reports

Jan

As of 12/31 we had, in Banco Popular, $157,559.61, in Checking, $216,846.65 in savings, plus CD's of $165,975.01 for total funds in Banco Popular of $540,381.27. We earned $320.72 extra income, unexpected income of $77.28 and $0.00 in reimbursement income. We have accounts receivables over $900 which includes $0.00 in legal fees, $0.00 in unit repairs and violations of about $0.00. The total amount for possible collection is about $980.

OLD BUSINESS:

Front Entrance project

NEW BUSINESS:

VOLO system update

YEAR END Report

The current status of the association's finances appears to be very strong. 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 2022 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 ground maintenance - $9,950 versus $3900 this was due to the storm drain inspection and certification.

For the year we took in $4140.90 – interest, late fees, reimbursements, gate key and violation income more than budgeted and spent $15,643.56 less than budgeted. This was a direct result of no side walk maintenance or cleaning, and contingency issues. Reserve accounts earned $1,359.16 in interest.

The Estates of Tanglewood Lakes Financial Report

Dec-22

Revenue	Current Month	Prior Month	Difference	Year to Date Actual	Year to Date Budgeted	Budget Monthly	Budget Yearly
	Amount			Actual	Budgeted	Monthly	Yearly
100 - Late Fees	$ 70.00	$ 90.00	$ (20.00)	$ 1,100.00		Extra Income	
200 - Interest Income	$ 2.65	$ 2.66	$ (0.01)	$ 31.13		$ 320.72	$ 1,850.96
210 - Assessment Interest Income	$ 7.28	$ 7.44	$ (0.16)	$ 118.64		Unexpected Income	
220 - Reserve Interest Income	$ 318.07	$ 206.06	$ 112.01	$ 1,359.16		$ 77.28	$ 1,701.14
300 - Misc Income	$ -	$ -		$ -		Reimbursement Income	
400 - Violation Income	$ -	$ -		$ 482.50		$ -	$ 588.80
450 - Repair Income	$ -	$ -		$ 588.80		$ 398.00	$ 4,140.90
500 - Gate Key Income	$ -	$ -		$ 460.67			
501 - Legal Fee Income	$ -	$ -		$ -		Variance	Percent
600 - Assessments	$ 6,912.25	$ 6,987.74	$ (75.49)	$ 91,798.03	$ 77,700.00	$ 14,098.03	118.14%
1182 - Reserve Asses	$ 735.00	$ 735.00		$ 8,889.66	$ 8,820.00	$ 69.66	100.79%
Net Income	$ 8,045.25	$ 8,028.90	$ 16.35	$ 94,579.77	$ 77,700.00	$ 16,879.77	121.72%

Expenses	Current Month	Prior Month	Difference	Year to Date Actual	Budget Budgeted	Variance	Percent
	Amount			Actual	Budgeted	Variance	Percent
1182 - Reserve Txfr	$ 1,053.07	$ 941.06	$ 112.01	$ 10,048.85	$ 8,820.00	**$ 1,228.85**	**113.93%**
5001 - Management Fees	$ 1,055.00	$ 1,055.00		$ 12,660.00	$ 12,660.00	$ -	100.00%
5010 - Legal Fees	$ -	$ 150.00	$ (150.00)	$ 1,765.16	$ 3,600.00	$ 1,834.84	49.03%
5017 - Mailbox Maintenance	$ 635.58	$ -	$ 635.58	$ 2,084.24	$ 1,200.00	**$ (884.24)**	**173.69%**
5020 - Accounting Fees & Tax Return	$ 300.00	$ -	$ 300.00	$ 300.00	$ 360.00	$ 60.00	83.33%
5030 - Insurance	$ -	$ -		$ 5,940.49	$ 5,124.00	**$ (816.49)**	**115.93%**
5041 - Corporate Annual Report	$ -	$ -		$ 61.25	$ 120.00	$ 58.75	51.04%
5050 - Electricity	$ 1,147.31	$ 47.14	$ 1,100.17	$ 6,609.38	$ 6,840.00	$ 230.62	96.63%
5060 - Telephone	$ 175.73	$ 175.73		$ 2,107.55	$ 2,040.00	**$ (67.55)**	**103.31%**
6009 - Repairs & Maintenance	$ -	$ -		$ 1,502.50	$ 3,600.00	$ 2,097.50	41.74%
6010 - Ground Maintenance	$ 240.00	$ 8,560.00	$ (8,320.00)	$ 13,850.00	$ 3,900.00	**$ (9,950.00)**	**355.13%**
6014 - Gate Repairs	$ -	$ 45.00	$ (45.00)	$ 2,326.98	$ 3,600.00	$ 1,273.02	64.64%
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	$ -	$ -		$ 1,154.10	$ 900.00	**$ (254.10)**	**128.23%**
6080 - Lake Treatment	$ -	$ -		$ 900.00	$ 900.00	$ -	100.00%
6116 - Entrance Project	$ -	$ -		$ 7,338.04	$ 6,000.00	**$ (1,338.04)**	**122.30%**
7000 - Printing	$ 116.21	$ 55.33	$ 60.88	$ 1,112.96	$ 900.00	**$ (212.96)**	**123.66%**
7001 - Postage	$ 666.83	$ 242.08	$ 424.75	$ 1,355.10	$ 600.00	**$ (755.10)**	**225.85%**
7020 - Office supplies and Expenses	$ -	$ -		$ 576.69	$ 1,200.00	$ 623.31	48.06%
7090 - Contingency	$ -	$ -		$ -	$ 3,216.00	$ 3,216.00	0.00%
8043 - Sidewalk Maintenance	$ -	$ -		$ -	$ 9,300.00	$ 9,300.00	0.00%
8044 - Sidewalk Cleaning	$ -	$ -		$ -	$ 8,280.00	$ 8,280.00	0.00%
8079 - Mass Notification System	$ -	$ -		$ 412.00	$ 420.00	$ 8.00	98.10%
Total operating expenses	$ 5,389.73	$ 11,271.34	$ (5,881.61)	$ 62,056.44	$ 77,700.00	$ 15,643.56	79.87%

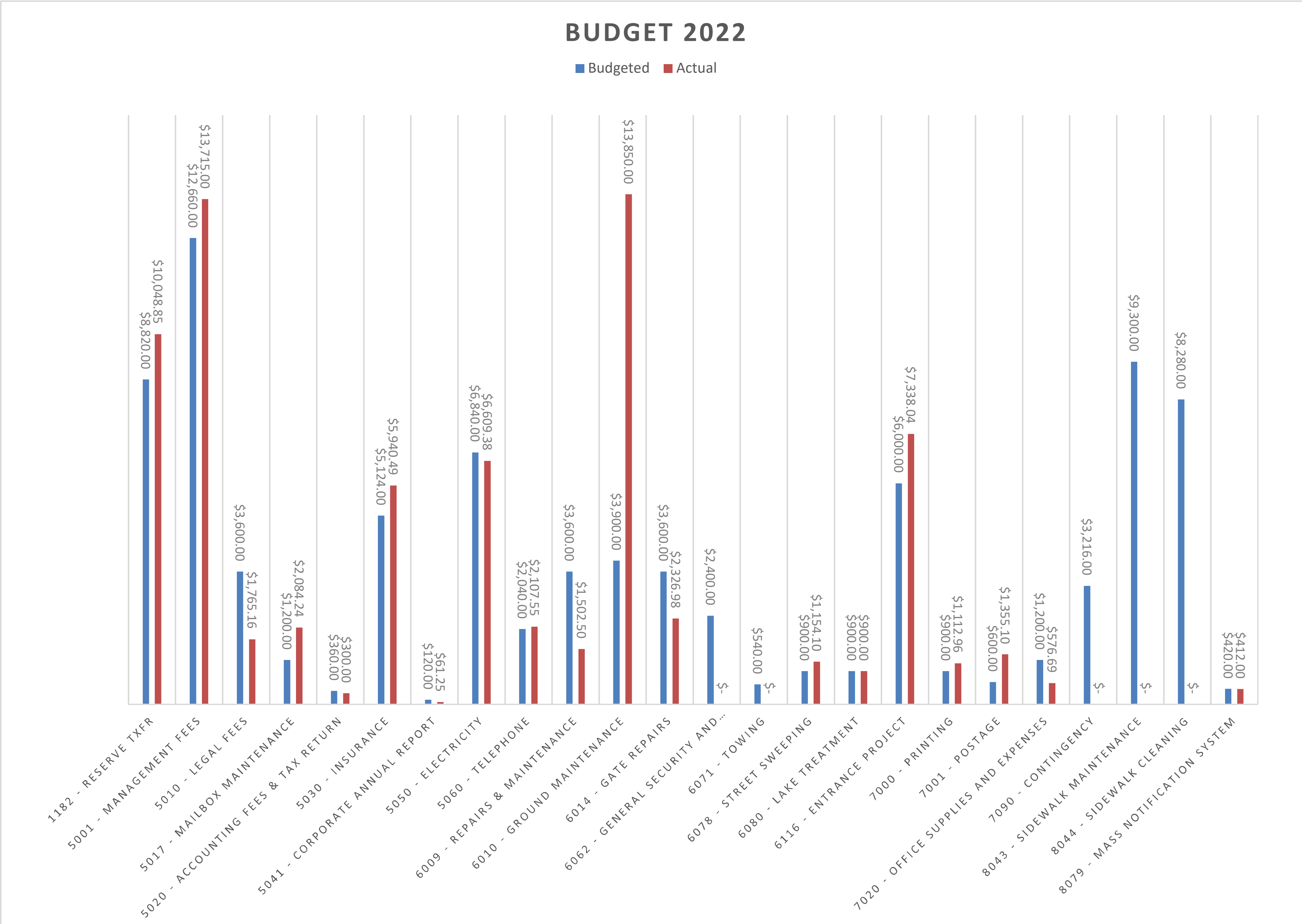
Delinquency Totals	
Acct Receivable (Delinquency)	$ 986.99
Asses Paid in Adv (Pre Pays)	$ 6,792.06
Violation Money owed	$ -
Legal Fees owed	$ -
Unit Repairs	$ -
Total Collectable Amount	$ 986.99

Banking Totals	
Total Banco Popular CD's	$ 165,975.01
Total in Banco Popular	$ 540,381.27

Net Worth	Current Month	Prior Month	Difference		Current Month	Prior Month	Difference
	Amounts				Amounts		
Bus CD 0271	$ 10,608.22	$ 10,607.78	$ 0.44	Bus CD 0775	$ 23,515.66	$ 23,514.69	$ 0.97
Bus CD 1712	$ 24,138.06	$ 24,137.07	$ 0.99	Bus CD 2562	$ 24,417.25	$ 24,414.24	$ 3.01
Bus CD 2571	$ 10,509.88	$ 10,497.80	$ 12.08	Bus CD 3098	$ 10,430.20	$ 10,429.77	$ 0.43
Bus CD 3998	$ 10,738.15	$ 10,737.71	$ 0.44	Bus CD 4355	$ 10,296.84	$ 10,296.42	$ 0.42
Bus CD 5469	$ 10,296.40	$ 10,295.98	$ 0.42	Bus CD 5899	$ 10,338.77	$ 10,338.35	$ 0.42
Bus CD 9314	$ 10,333.26	$ 10,332.84	$ 0.42	Bus CD 9712	$ 10,352.32	$ 10,351.88	$ 0.44
Reserve Totals							

	Current Month	Prior Month	Difference
Checking	$ 157,559.61	$ 153,458.26	$ 4,101.35
Savings	$ 216,846.65	$ 215,814.06	$ 1,032.59

Reserve	This Year	Prior Year
Reserve - Paving and Sealcoatin	$ 255,342.98	$ 255,342.98
Reserve - SMS Repair Fund	$ 68,205.28	$ 60,671.68
Reserve - Gate House	$ 26,279.70	$ 26,279.70
Total Reserve	**$ 379,363.56**	**$ 370,543.56**



BUDGET 2022
Budgeted
Actual
1182 - RESERVE TXFR
$8,820.00
$10,048.85
5001 - MANAGEMENT FEES
$12,660.00
$13,715.00
5010 - LEGAL FEES
$3,600.00
$1,765.16
5017 - MAILBOX MAINTENANCE
$1,200.00
$2,084.24
5020 - ACCOUNTING FEES & TAX RETURN
$360.00
$300.00
5030 - INSURANCE
$5,124.00
$5,940.49
5041 - CORPORATE ANNUAL REPORT
$120.00
$61.25
5050 - ELECTRICITY
$6,840.00
$6,609.38
5060 - TELEPHONE
$2,040.00
$2,107.55
6009 - REPAIRS & MAINTENANCE
$3,600.00
$1,502.50
6010 - GROUND MAINTENANCE
$3,900.00
$13,850.00
6014 - GATE REPAIRS
$3,600.00
$2,326.98
6062 - GENERAL SECURITY AND ...
$2,400.00
$-
6071 - TOWING
$540.00
$-
6078 - STREET SWEEPING
$900.00
$1,154.10
6080 - LAKE TREATMENT
$900.00
$900.00
6116 - ENTRANCE PROJECT
$6,000.00
$7,338.04
7000 - PRINTING
$900.00
$1,112.96
7001 - POSTAGE
$600.00
$1,355.10
7020 - OFFICE SUPPLIES AND EXPENSES
$1,200.00
$576.69
7090 - CONTINGENCY
$3,216.00
$-
8043 - SIDEWALK MAINTENANCE
$9,300.00
$-
8044 - SIDEWALK CLEANING
$8,280.00
$-
8079 - MASS NOTIFICATION SYSTEM
$420.00
$412.00

Figure 1