

2024 Treasure's Reports

Jan

As of 12/31 we had, in Banco Popular, \$169,957.71, in Checking, \$229,856.12 in savings, plus CDs of \$166,246.84 for total funds in Banco Popular of \$566,060.67. We earned \$398.63 extra income, unexpected income of \$87.79 and \$0.00 in reimbursement income. We have accounts receivables over \$1400 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 \$1400.

OLD BUSINESS:

1. Front Entrance project – Architect search
2. Pressure cleaning contract

NEW BUSINESS:

1. Meeting/walk about community with civil engineer Shane Munson
2. Street sweep starting mid-February every two weeks till the end of March for tree leaf shedding.
3. Front entrance cameras
4. CD Interest

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. In addition, we should be able to commence drain repair without special assessments.

In analysis FY 2023 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 front entrance project was budgeted for \$5160 and we spent zero dollars. The reason for this was the City of Pembroke Pines requiring the HOA to revise all plans to the latest code and the search for a new architect. See chart on page 3.

For the year we took in \$6814.62 – interest, late fees, reimbursements, gate key and violation income more than budgeted and spent \$12,211.48 less than budgeted. This was a direct result of no progress on the front entrance project. Reserve accounts earned \$4399.33 in interest.

The Estates of Tanglewood Lakes Financial Report

Dec-23

Revenue	Current Month		Prior Month	Difference	Year to Date		Budget	
	Amount				Actual	Budgeted	Monthly	Yearly
100 - Late Fees	\$	80.00	\$	90.00	\$	(10.00)	\$	1,130.00
200 - Interest Income	\$	5.28	\$	2.70	\$	2.58	\$	35.89
210 - Assessment Interest Income	\$	7.79	\$	17.91	\$	(10.12)	\$	160.44
220 - Reserve Interest Income	\$	377.82	\$	387.97	\$	(10.15)	\$	4,399.33
300 - Misc Income	\$	-	\$	-	\$	-	\$	-
400 - Violation Income	\$	-	\$	-	\$	-	\$	-
450 - Repair Income	\$	-	\$	-	\$	411.95	\$	486.42
500 - Gate Key Income	\$	15.53	\$	41.40	\$	(25.87)	\$	677.01
501 - Legal Fee Income	\$	-	\$	-	\$	-	\$	-
600 - Assessments	\$	6,973.85	\$	7,292.95	\$	(319.10)	\$	86,294.43
1182 - Reserve Asses	\$	735.00	\$	735.00	\$	8,820.00	\$	8,820.00
Net Income	\$	8,195.27	\$	8,567.93	\$	(372.66)	\$	88,709.72

	Current Month	Prior Month	Difference	Year to Date	Budget			
Expenses	Amount				Actual	Budgeted	Variance	Percent
1182 - Reserve Txfr	\$ 1,112.82	\$ 1,122.97	\$ (10.15)	\$ 13,219.33	\$ 8,820.00	\$ 4,399.33	149.88%	
5001 - Management Fees	\$ 1,500.00	\$ 1,500.00		\$ 18,300.00	\$ 12,660.00	\$ 5,640.00	144.55%	
5010 - Legal Fees	\$ -	\$ -		\$ 1,069.50	\$ 2,400.00	\$ 1,330.50	44.56%	
5014 - Drainage Clean	\$ -	\$ -		\$ 10,490.50	\$ 15,000.00	\$ 4,509.50	69.94%	
5017 - Mailbox Maintenance	\$ -	\$ -	\$ 0.32	\$ 1,839.00	\$ 900.00	\$ (939.00)	204.33%	
5020 - Accounting Fees & Tax Return	\$ -	\$ -		\$ 300.00	\$ 360.00	\$ 60.00	83.33%	
5030 - Insurance	\$ -	\$ -		\$ 6,386.40	\$ 5,040.00	\$ (1,346.40)	126.71%	
5041 - Corporate Annual Report	\$ -	\$ -		\$ 122.50	\$ 120.00	\$ (2.50)	102.08%	
5050 - Electricity	\$ 50.41	\$ 50.09	\$ 0.32	\$ 6,701.43	\$ 6,600.00	\$ (101.43)	101.54%	
5060 - Telephone	\$ 187.31	\$ 187.31	\$ 240.00	\$ 2,265.89	\$ 1,800.00	\$ (465.89)	125.88%	
6009 - Repairs & Maintenance	\$ -	\$ -		\$ 1,725.00	\$ 2,100.00	\$ 375.00	82.14%	
6010 - Ground Maintenance	\$ 575.00	\$ 335.00		\$ 3,690.00	\$ 3,600.00	\$ (90.00)	102.50%	
6014 - Gate Repairs	\$ -	\$ -		\$ 3,597.20	\$ 2,400.00	\$ (1,197.20)	149.88%	
6062 - General Security and Monitor Sys	\$ -	\$ -	\$ 650.00	\$ -	\$ 2,400.00	\$ 2,400.00	0.00%	
6078 - Street Sweeping	\$ 650.00	\$ -		\$ 2,275.00	\$ 900.00	\$ (1,375.00)	252.78%	
6080 - Lake Treatment	\$ -	\$ -		\$ 1,080.00	\$ 900.00	\$ (180.00)	120.00%	
6116 - Entrance Project	\$ -	\$ -		\$ -	\$ 5,160.00	\$ 5,160.00	0.00%	
7000 - Printing	\$ 96.05	\$ 16.35	\$ 79.70	\$ 466.01	\$ 600.00	\$ 133.99	77.67%	
7001 - Postage	\$ 174.20	\$ 29.69	\$ 144.51	\$ 356.74	\$ 600.00	\$ 243.26	59.46%	
7020 - Office supplies and Expenses	\$ -	\$ -	\$ 77.85	\$ 77.85	\$ 1,200.00	\$ 1,122.15	6.49%	
7090 - Contingency	\$ -	\$ -		\$ -	\$ 1,200.00	\$ 1,200.00	0.00%	
8043 - Sidewalk Maintenance	\$ -	\$ -		\$ -	\$ 5,340.00	\$ 5,340.00	0.00%	
8044 - Sidewalk Cleaning	\$ -	\$ -		\$ 4,333.50	\$ 6,000.00	\$ 1,666.50	72.23%	
Total operating expenses	\$ 4,345.79	\$ 3,241.41	\$ 1,104.38	\$ 65,488.52	\$ 77,700.00	\$ 12,211.48	84.28%	

Net Worth	Current Month		Prior Month	Difference	Current Month		Prior Month	Difference				
	Amounts				Amounts							
Bus CD 0271	\$	10,613.52	\$10,613.09	\$	0.43	Bus CD 0775	\$	23,527.42	\$	23,526.45	\$	0.97
Bus CD 1712	\$	24,150.13	\$24,149.14	\$	0.99	Bus CD 2562	\$	24,453.90	\$	24,450.89	\$	3.01
Bus CD 2571	\$	10,679.52	\$10,663.03	\$	16.49	Bus CD 3098	\$	10,435.42	\$	10,434.99	\$	0.43
Bus CD 3998	\$	10,743.52	\$10,743.08	\$	0.44	Bus CD 4355	\$	10,301.99	\$	10,301.57	\$	0.42
Bus CD 5469	\$	10,301.55	\$10,301.13	\$	0.42	Bus CD 5899	\$	10,343.94	\$	10,343.52	\$	0.42
Bus CD 9314	\$	10,338.43	\$10,338.01	\$	0.42	Bus CD 9712	\$	10,357.50	\$	10,357.06	\$	0.44
Reserve Totals												



Delinquency Totals			
Acct Receivable (Delinquency)	\$	1,469.93	
Asses Paid in Adv (Pre Pays)	\$	8,575.15	
Violation Money owed	\$	-	
Legal Fees owed	\$	-	
Unit Repairs	\$	-	
Total Collectable Amount	\$	1,469.93	
Banking Totals			
Total Banco Popular CD's	\$	166,246.84	
Total in Banco Popular	\$	566,060.67	

BUDGET 2023

Budgeted Actual

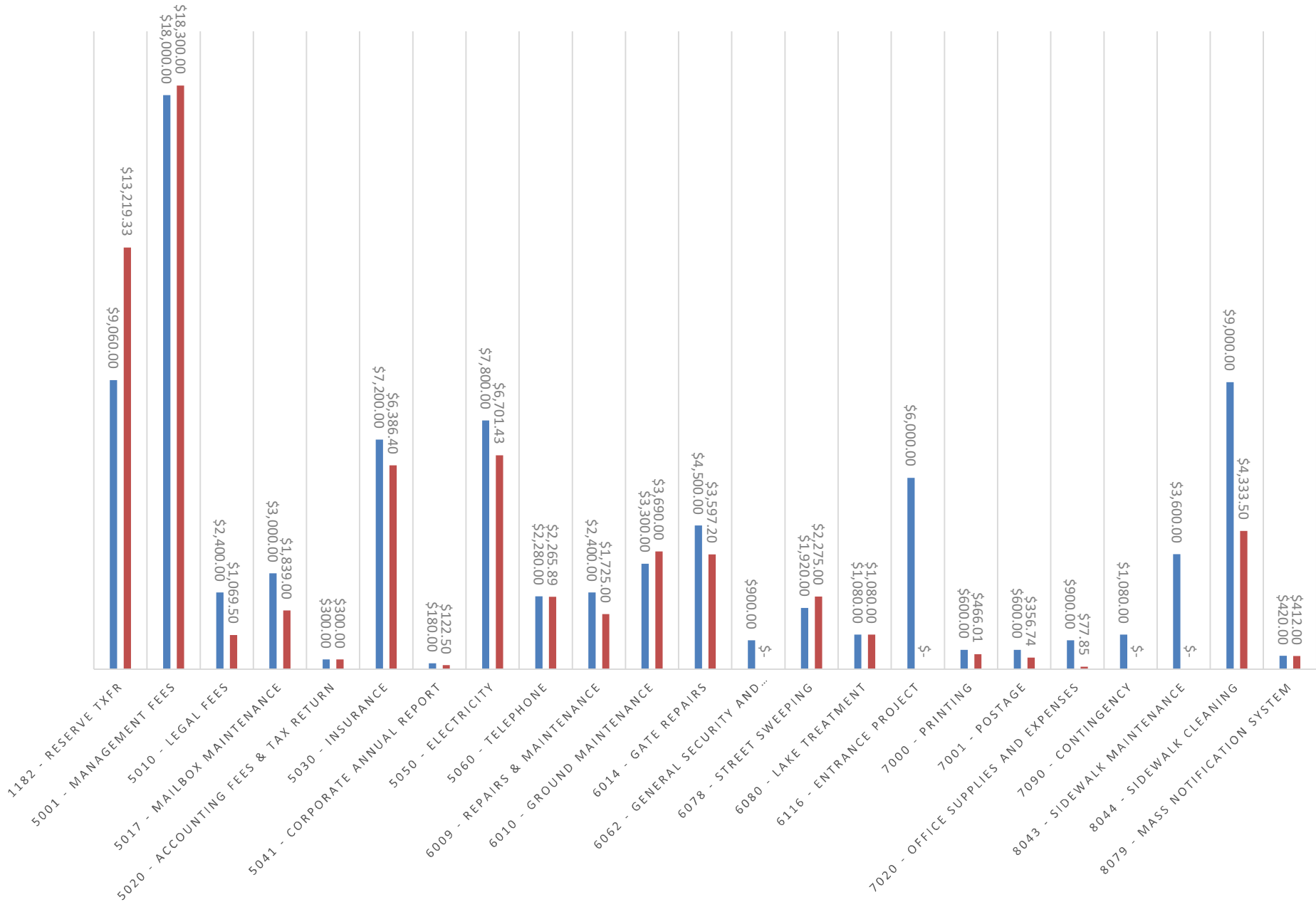


Figure 1