

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

Street sweep starting mid-February every two weeks till the end of March for tree leaf shedding.

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.

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Feb

As of 1/31 we have, in Banco Popular, \$163,874.76, in Checking, \$217,912.19 in savings, plus CD's of \$165,996.21 for total funds in Banco Popular of \$547,783.16. We earned \$354.65 extra income, unexpected income of \$9.59 and \$411.95 in reimbursement. We have accounts receivables of about 1.1K which includes \$0.00 in legal fees, \$411.95 in unit repairs and violations of about 0.0K. The total amount for possible collection is about \$1.1K.

OLD BUSINESS:

Street sweep every two weeks till the end of March for tree leaf shedding.

NEW BUSINESS:

Street sweep every two weeks till the end of March for tree leaf shedding.

Lake Clean Up before rainy season

2023 Treasure's Reports

March

As of 2/28 we have, in Banco Popular, \$166,475.28, in Checking, \$218,938.11 in savings, plus CD's of \$166,017.38 for total funds in Banco Popular of \$551,430.77. We earned \$314.70 extra income, unexpected income of \$0.00. We have accounts receivables approximately \$1.1K which includes violations of \$0.00. The total amount for possible collection is about \$1.1K.

We have two properties that are delinquent and are at the attorney for collection.

OLD BUSINESS:

NEW BUSINESS:

Front entrance PowerPoint presentation for homeowners.

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April

As of 3/31 we have, in Banco Popular, \$167,566.08, in Checking, \$219,996.62 in savings, plus CD's of \$166,036.58 for total funds in Banco Popular of \$553,599.28. We earned \$225.47 extra income, unexpected income of \$148.43 and 0.00 in reimbursement income.

We have accounts receivables about 1K 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 1K. We have three properties that are behind on assessments and account for about \$700 of the almost 1K.

OLD BUSINESS:

- Sidewalk pressure clean – The pressure cleaning man
- Temp DVR system authorization
- Front entrance presentation

NEW BUSINESS:

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May

As of 4/30 we have, in Banco Popular, \$171,740.46, in Checking, \$221,056.04 in savings, plus CD's of \$166,057.77 for total funds in Banco Popular of \$558,854.27. We earned \$383.95 extra income, unexpected income of \$76.46 and \$0.00 in reimbursement income. We have accounts receivables about 1K which includes \$0.00 in legal fees, \$0.00 in unit repairs and no violations. The total amount for possible collection is about 1K.

OLD BUSINESS:

Front entrance update – building permits signed and submitted to permit expeditor 5/24.

NEW BUSINESS:

Road patching approve funding
New battery for UPS in gate house
Order a dozen mailbox hinges
Street Sweep after July Fourth.

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June

As of 5/31 we have, in Banco Popular, \$172,008.49, in Checking, \$222,609.56 in savings, plus CD's of \$166,078.37 for total funds in Banco Popular of \$560,696.42. We earned \$420.34 in extra income, unexpected income of \$73.20 and \$0.00 in reimbursement income. We have accounts receivables over 1.2K 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 1.2K.

OLD BUSINESS:

Gate screen replacement

NEW BUSINESS:

Mailbox refurbishment project

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July

As of 6/30 we have, in Banco Popular, \$157,658.53, in Checking, \$211,577.91 in savings, plus CD's of \$165,861.88 for total funds in Banco Popular of \$535,098.32. We earned \$72.27 extra income, unexpected income of \$70.00 and \$0.00 in reimbursement income. We have accounts receivables of about \$400 which includes \$0.00 in legal fees, \$0.00 in unit repairs and \$0.00 in violations for a total collectable amount of about \$376.

OLD BUSINESS:

When was the last date of phone or email conversation between manager and contractor on front entrance project?

NEW BUSINESS:

Board needs to schedule a walk around to prepare for new budget.

Budget Dates: Sept 7 approve draft budget

Sept 18 send budget to homeowners

Oct 5: Approve Budget

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August

As of 7/31 we have, in Banco Popular, \$160,231.00, in Checking, \$224,368.40 in savings, plus CD's of \$166,120.17 for total funds in Banco Popular of \$550,719.57. We earned \$390.03 extra income, unexpected income of \$118.76 and \$0.00 in Reimbursement income. We have accounts receivables of about 1.1K which includes 0.00 in legal fees and 0.00 in unit repairs and excludes violations for total collectable amount of about 1.1k.

We have one lot (99) that is currently behind.

OLD BUSINESS:

Front entrance status

NEW BUSINESS:

Budget Dates:

- Sept 6 approve draft budget
- Sept 18 send budget to homeowners
- Oct 4: Approve Budget

Alternate Budget Dates:

- Oct 4: approve draft budget
- Oct 16 send budget to homeowners
- Nov 1: Approve Budget

Street sweeping in Oct/Nov

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September

As of 8/31 we have, in Banco Popular, \$154,447.39, in Checking, \$225,471.78 in savings, plus CDs of \$166,145.78 for total funds in Banco Popular of \$546,064.95. We earned \$479.53 extra income, 121.67 in unexpected income and no reimbursement income. We have accounts receivables less than 1K which and includes no violations for total amount to be collect of about 9 hundred dollars.

OLD BUSINESS:

1. Budget
2. Street sweeping in Oct/Nov
3. Front entrance status

NEW BUSINESS:

1. New manager/MMI performance

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October

As of 9/30 we have, in Banco Popular, \$159,888.15, in Checking, \$214,023.05 in savings, plus CD's of \$165,912.93 for total funds in Banco Popular of \$539,824.13. We earned \$160.06 extra income, unexpected income of \$95.25 and \$0.00 in reimbursement income. We have accounts receivables less than 1K which includes \$0.00 in legal fees, \$0.00 in unit repairs and violations in the amount of \$0.00. The total amount for possible collection is approximately \$790.

OLD BUSINESS:

Entrance project
 permit fees
 paving contract – retain old signs?

NEW BUSINESS:

Gate DVR hard drive replacement.

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November

As of 10/31 we have, in Banco Popular, \$158,674.11, in Checking, \$214,894.15 in savings, plus CD's of \$165,933.38 for total funds in Banco Popular of \$539,501.64. We earned \$200.70 extra income, unexpected income of \$132.06 and \$0.00 in reimbursement income. We have accounts receivables about 475 dollars which includes \$0.00 in legal fees, \$0.00 in unit repairs and violations of about 1.2K. The total amount for possible collection is about 475 dollars.

OLD BUSINESS:

NEW BUSINESS:

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December

As of 11/30 we had, in Banco Popular, \$153,458.26, in Checking, \$215,814.06 in savings, plus CD's of \$165,954.53 for total funds in Banco Popular of \$535,226.85. We earned \$208.72 extra income, unexpected income of \$97.44 and \$0.00 in reimbursement income. We have accounts receivables over \$800 which includes \$0.00 in legal fees, \$0.00 in unit repairs and \$0.00 in violations. The total amount for possible collection is about \$800.

OLD BUSINESS:

Jose and I met with the General Contractor (GC) Dec 13 to discuss a way forward and the next steps. At the meeting we only needed sign landscaping prints, so the GC working with a permit expedition service can submit those plans to the city in order to get the construction plans. Once those plans are paid for and received the GC can move forward with the project.

In addition, we asked the GC to go back to the paving company for an updated proposal to retain our current signs.

NEW BUSINESS:

Preliminary 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.

The Estates of Tanglewood Lakes Financial Report

Aug-23

Revenue	Current Month	Prior Month	Difference	Year to Date	Budget
	Amount			Actual	Budgeted
100 - Late Fees	\$ 90.00	\$ 110.00	\$ (20.00)	\$ 770.00	
200 - Interest Income	\$ 2.74	\$ 2.83	\$ (0.09)	\$ 22.56	
210 - Assessment Interest Income	\$ 31.67	\$ 8.76	\$ 22.91	\$ 132.43	
220 - Reserve Interest Income	\$ 393.99	\$ 387.20	\$ 6.79	\$ 2,852.90	
300 - Misc Income	\$ -	\$ -		\$ -	
400 - Violation Income	\$ -	\$ -		\$ -	
450 - Repair Income	\$ -	\$ -		\$ 411.95	
500 - Gate Key Income	\$ 82.80	\$ -	\$ 82.80	\$ 475.16	
501 - Legal Fee Income	\$ -	\$ -		\$ -	
600 - Assessments	\$ 7,479.51	\$ 7,140.11	\$ 339.40	\$ 57,717.88	\$ 51,800.00
1182 - Reserve Asses	\$ 735.00	\$ 735.00		\$ 5,880.00	\$ 5,880.00
Net Income	\$ 8,815.71	\$ 8,383.90	\$ 431.81	\$ 59,529.98	\$ 51,800.00

Expenses	Current Month	Prior Month	Difference	Year to Date	Budget
	Amount			Actual	Budgeted
1182 - Reserve Txfr	\$ 1,128.99	\$ 1,122.20	\$ 6.79	\$ 8,732.90	\$ 8,820.00
5001 - Management Fees	\$ 1,500.00	\$ 1,500.00		\$ 12,300.00	\$ 12,660.00
5010 - Legal Fees	\$ -	\$ 686.00	\$ (686.00)	\$ 1,069.50	\$ 2,400.00
5014 - Drainage Clean	\$ -	\$ 10,490.50	\$ (10,490.50)	\$ 10,490.50	\$ 15,000.00
5017 - Mailbox Maintenance	\$ 266.10	\$ -	\$ 266.10	\$ 1,839.00	\$ 900.00
5020 - Accounting Fees & Tax Return	\$ -	\$ -		\$ -	\$ 360.00
5030 - Insurance	\$ 6,386.40	\$ -	\$ 6,386.40	\$ 6,386.40	\$ 5,040.00
5041 - Corporate Annual Report	\$ -	\$ -		\$ 122.50	\$ 120.00
5050 - Electricity	\$ 50.89	\$ -	\$ 50.89	\$ 4,448.59	\$ 6,600.00
5060 - Telephone	\$ 549.53	\$ -	\$ 549.53	\$ 1,693.97	\$ 1,800.00
6009 - Repairs & Maintenance	\$ -	\$ -		\$ 1,725.00	\$ 2,100.00
6010 - Ground Maintenance	\$ 240.00	\$ 335.00	\$ (95.00)	\$ 2,060.00	\$ 3,600.00
6014 - Gate Repairs	\$ 984.40	\$ 1,640.30	\$ (655.90)	\$ 3,597.20	\$ 2,400.00
6062 - General Security and Monitor Sys	\$ -	\$ -		\$ -	\$ 2,400.00
6078 - Street Sweeping	\$ -	\$ 325.00	\$ (325.00)	\$ 1,300.00	\$ 900.00
6080 - Lake Treatment	\$ 270.00	\$ -	\$ 270.00	\$ 810.00	\$ 900.00
6116 - Entrance Project	\$ -	\$ -		\$ -	\$ 5,160.00
7000 - Printing	\$ 4.20	\$ 116.03	\$ (111.83)	\$ 340.76	\$ 600.00
7001 - Postage	\$ 13.83	\$ 38.86	\$ (25.03)	\$ 100.09	\$ 600.00
7020 - Office supplies and Expenses	\$ 21.91	\$ 25.00	\$ (3.09)	\$ 55.99	\$ 1,200.00
7090 - Contingency	\$ -	\$ -		\$ -	\$ 1,200.00
8043 - Sidewalk Maintenance	\$ -	\$ -		\$ -	\$ 5,340.00
8044 - Sidewalk Cleaning	\$ -	\$ -		\$ 4,333.50	\$ 6,000.00
8079 - Mass Notification System	\$ -	\$ -		\$ 412.00	\$ 420.00
Total operating expenses	\$ 11,416.25	\$ 16,278.89	\$ (4,862.64)	\$ 53,085.00	\$ 77,700.00

Net Worth	Current Month	Prior Month	Difference	Current Month	Prior Month	Difference
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Amounts	Current Month	Prior Month	Difference	Amounts	Current Month	Prior Month	Difference
Bus CD 0271	\$ 10,611.75	\$ 10,611.30	\$ 0.45	Bus CD 0775	\$ 23,523.49	\$ 23,522.49	\$ 1.00
Bus CD 1712	\$ 24,146.10	\$ 24,145.07	\$ 1.03	Bus CD 2562	\$ 24,441.64	\$ 24,438.53	\$ 3.11
Bus CD 2571	\$ 10,612.62	\$ 10,595.69	\$ 16.93	Bus CD 3098	\$ 10,433.67	\$ 10,433.23	\$ 0.44
Bus CD 3998	\$ 10,741.73	\$ 10,741.27	\$ 0.46	Bus CD 4355	\$ 10,300.27	\$ 10,299.83	\$ 0.44
Bus CD 5469	\$ 10,299.83	\$ 10,299.39	\$ 0.44	Bus CD 5899	\$ 10,342.21	\$ 10,341.77	\$ 0.44
Bus CD 9314	\$ 10,336.70	\$ 10,336.27	\$ 0.43	Bus CD 9712	\$ 10,355.77	\$ 10,355.33	\$ 0.44
Reserve Totals							



Delinquency Totals	
Acct Receivable (Delinquency)	\$ 989.83
Asses Paid in Adv (Pre Pays)	\$ 7,727.82
Violation Money owed	\$ -
Legal Fees owed	\$ -
Unit Repairs	\$ -
Total Collectable Amount	\$ 989.83
Banking Totals	
Total Banco Popular CD's	\$ 166,145.78
Total in Banco Popular	\$ 546,064.95