

## 2015 Treasure's Reports

### December

As of 11/30 we had, in Banco Popular, \$88,682.68, in Checking, \$10,161.23 in savings, plus CD's of \$161,880.51 for total funds in Banco Popular of \$260,725.14. In People Credit Union, we have \$62,944.44 in Savings and CD's of \$30,471.78 for total funds in PCU of \$93,416.22. We earned \$23.24 extra income, unexpected income of \$236.74 and \$0.00 in reimbursement income. We have accounts receivables over 9.9K which includes \$296.25 in legal fees, \$0.00 in unit repairs and violations of about 3.2K. The total amount for possible collection is about 6.9K

We have 2 properties (Lot's 17 and 95) in various stages of foreclosure and Lot 95 is not delinquent and two properties (Lots 21 and 39) on a payment plan.

The Estates of Tanglewood Lakes Financial Report

Nov-15

Revenue	Current Month	Prior Month	Difference	Year to Date		Budget		
	Amount			Actual	Budgeted	Monthly	Yearly	
100 - Late Fees	\$ 160.13	\$ 197.88	\$ (37.75)	\$ 1,188.01		Extra Income		
200 - Interest Income	\$ 1.58	\$ 1.49	\$ 0.09	\$ 12.36		\$ 23.24	\$ 415.70	
210 - Assessment Interest Income	\$ 76.61	\$ 36.23	\$ 40.38	\$ 555.43		Unexpected Income		
220 - Reserve Interest Income	\$ 21.66	\$ 21.66		\$ 403.34		\$ 236.74	\$ 2,813.44	
300 - Misc Income	\$ -	\$ -		\$ -		Reimbursement Income		
400 - Violation Income	\$ -	\$ -		\$ 1,070.00		\$ -	\$ 2,698.74	
450 - Repair Income	\$ -	\$ 13.21		\$ 2,205.00		\$ 259.98	\$ 5,927.88	
500 - Gate Key Income	\$ -	\$ -		\$ -				
501 - Legal Fee Income	\$ -	\$ -		\$ 493.74		Variance	Percent	
600 - Assessments	\$ 6,862.11	\$ 7,756.49	\$ (894.38)	\$ 77,982.26	\$ 58,960.00	\$ 19,022.26	132.26%	
1180 - Reserve Asses	\$ 1,850.00	\$ 1,850.00		\$ 20,350.00	\$ 20,350.00	\$ -	100.00%	
<b>Net Income</b>	<b>\$ 8,972.09</b>	<b>\$ 9,876.96</b>	<b>\$ (904.87)</b>	<b>\$ 83,506.80</b>	<b>\$ 58,960.00</b>	<b>\$ 24,546.80</b>	<b>141.63%</b>	
Expenses	Current Month	Prior Month	Difference	Year to Date		Budget		
	Amount			Actual	Budgeted	Variance	Percent	
1180 - Reserve Txfr	\$ 1,871.66	\$ 1,851.66	\$ 20.00	\$ 20,693.34	\$ 22,200.00	\$ (1,506.66)	93.21%	
5001 - Management Fees	\$ 1,030.00	\$ 1,030.00		\$ 11,330.00	\$ 12,360.00	\$ (1,030.00)	91.67%	
5010 - Legal Fees	\$ -	\$ -		\$ 583.00	\$ 4,200.00	\$ 3,617.00	13.88%	
5017 - Mailbox Maintenance	\$ -	\$ -		\$ 13,482.14	\$ 1,500.00	\$ (11,982.14)	898.81%	
5020 - Accounting Fees & Tax Return	\$ -	\$ -		\$ 300.00	\$ 300.00	\$ -	100.00%	
5030 - Insurance	\$ -	\$ -		\$ 4,059.00	\$ 3,900.00	\$ (159.00)	104.08%	
5041 - Corporate Annual Report	\$ -	\$ -		\$ -	\$ 120.00	\$ 120.00	0.00%	
5050 - Electricity	\$ 570.61	\$ 576.90	\$ (6.29)	\$ 5,880.95	\$ 6,600.00	\$ 719.05	89.11%	
5060 - Telephone	\$ 129.34	\$ 129.35	\$ (0.01)	\$ 1,418.11	\$ 1,380.00	\$ (38.11)	102.76%	Delinquency Totals
6009 - Repairs & Maintenance	\$ -	\$ -		\$ -	\$ 1,200.00	\$ 1,200.00	0.00%	Acct Receivable (Delinquency) \$ 9,922.75
6010 - Ground Maintenance	\$ -	\$ 785.00		\$ 3,575.00	\$ 4,200.00	\$ 625.00	85.12%	Asses Paid in Adv (Pre Pays) \$ 7,521.50
6014 - Gate Repairs	\$ -	\$ 205.00		\$ 4,123.80	\$ 1,800.00	\$ (2,323.80)	229.10%	Violation Money owed \$ 3,286.73
6062 - General Security and Monitor Sys	\$ -	\$ -		\$ 385.20	\$ 600.00	\$ 214.80	64.20%	Legal Fees owed \$ 296.25
6067 - Website	\$ -	\$ -		\$ -	\$ 300.00	\$ 300.00	0.00%	Unit Repairs \$ -
6071 - Towing	\$ -	\$ -		\$ 495.00	\$ 540.00	\$ 45.00	91.67%	Total Collectable Amount \$ 6,932.27
6078 - Street Sweeping	\$ 275.00	\$ -	\$ 275.00	\$ 275.00	\$ 840.00	\$ 565.00	32.74%	
6080 - Lake Treatment	\$ 225.00	\$ -	\$ 225.00	\$ 900.00	\$ 900.00	\$ -	100.00%	Banking Totals
6116 - Entrance Project	\$ -	\$ -		\$ -	\$ 12,000.00	\$ 12,000.00	0.00%	Total Banco Popular CD's \$ 161,880.51
7000 - Printing	\$ 29.20	\$ 105.28	\$ (76.08)	\$ 595.15	\$ 900.00	\$ 304.85	66.13%	Total in Banco Popular \$ 260,725.14
7001 - Postage	\$ 79.19	\$ 15.84	\$ 63.35	\$ 735.36	\$ 600.00	\$ (135.36)	122.56%	Total Other CD's \$ 30,471.78
7020 - Office supplies and Expenses	\$ 42.90	\$ 12.40	\$ 30.50	\$ 1,082.00	\$ 720.00	\$ (362.00)	150.28%	Total CD's \$ 192,352.29
7090 - Contingency	\$ 25.44	\$ 50.88	\$ (25.44)	\$ 254.40	\$ 360.00	\$ 105.60	70.67%	Total In PCU \$ 93,416.22
8043 - Sidewalk Maintenance	\$ -	\$ -		\$ 1,227.00	\$ 3,600.00	\$ 2,373.00	34.08%	Total in Funds \$ 354,141.36
8044 - Sidewalk Cleaning	\$ 1,800.00	\$ -	\$ 1,800.00	\$ 3,600.00	\$ 5,400.00	\$ 1,800.00	66.67%	
<b>Total operating expenses</b>	<b>\$ 6,078.34</b>	<b>\$ 4,762.31</b>	<b>\$ 1,316.03</b>	<b>\$ 54,301.11</b>	<b>\$ 64,320.00</b>	<b>\$ 10,018.89</b>	<b>84.42%</b>	
Net Worth	Current Month	Prior Month	Difference	Current Month	Prior Month	Difference		
	Amounts			Amounts			Current Month	Prior Month
Bus CD 0271	\$ 10,364.88	\$ 10,359.61	\$ 5.27	Bus CD 0775	\$ 23,009.81	\$ 22,936.23	\$ 73.58	Checking \$ 88,682.68 \$ 87,984.08
Bus CD 1712	\$ 23,545.29	\$ 23,545.29	\$ -	Bus CD 2562	\$ 23,738.01	\$ 23,738.01	\$ -	Savings \$ 10,161.95 \$ 10,160.23
Bus CD 2571	\$ 10,075.28	\$ 10,075.28	\$ -	Bus CD 3098	\$ 10,203.25	\$ 10,200.22	\$ 3.03	PCUSavings \$ 62,944.44 \$ 61,094.44
Bus CD 3998	\$ 10,497.01	\$ 10,491.67	\$ 5.34	Bus CD 4355	\$ 10,075.28	\$ 10,075.28	\$ -	Reserve This Year
Bus CD 5469	\$ 10,075.28	\$ 10,075.28	\$ -	Bus CD 5899	\$ 10,085.26	\$ 10,085.26	\$ -	Reserve - Paving and Sealcoating \$ 193,798.52
Bus CD 9314	\$ 10,080.32	\$ 10,080.32	\$ -	Bus CD 9712	\$ 10,130.84	\$ 10,130.84	\$ -	Reserve - SMS Repair Fund \$ 25,088.87
PCU CD 6726	\$ 10,208.71	\$ 10,208.71	\$ -	PCU CD 7366	\$ 10,140.03	\$ 10,140.03	\$ -	Reserve - Gate House \$ 26,279.70
PCU CD 7412	\$ 10,123.04	\$ 10,120.46	\$ 2.58					Reserve - Security System \$ 20,291.59
							<b>Total Reserve</b>	<b>\$ 275,620.63</b>

## 2015 Treasure's Reports

### YEAR END Report

As of 12/31 we had, in Banco Popular, \$91,315.96, in Checking, \$10,163.68 in savings, plus CD's of \$162,104.45 for total funds in Banco Popular of \$263,584.09. In We Florida Financial, we have \$64,833.02 in Savings and CD's of \$30,496.79 for total funds in WFF of \$95,329.81. For the year we earned \$457.66 extra income, unexpected income of \$3,112.33 and \$2,698.74 in reimbursement income. We had accounts receivables over 9.7K which includes \$296.25 in legal fees, \$0.00 in unit repairs and violations of about 3.2K. The total amount for possible collection is about 6.7K

We had 2 properties (Lot's 17 and 95) in various stages of foreclosure and Lot 95 is not delinquent and two properties (Lots 21 and 39) on a payment plan.

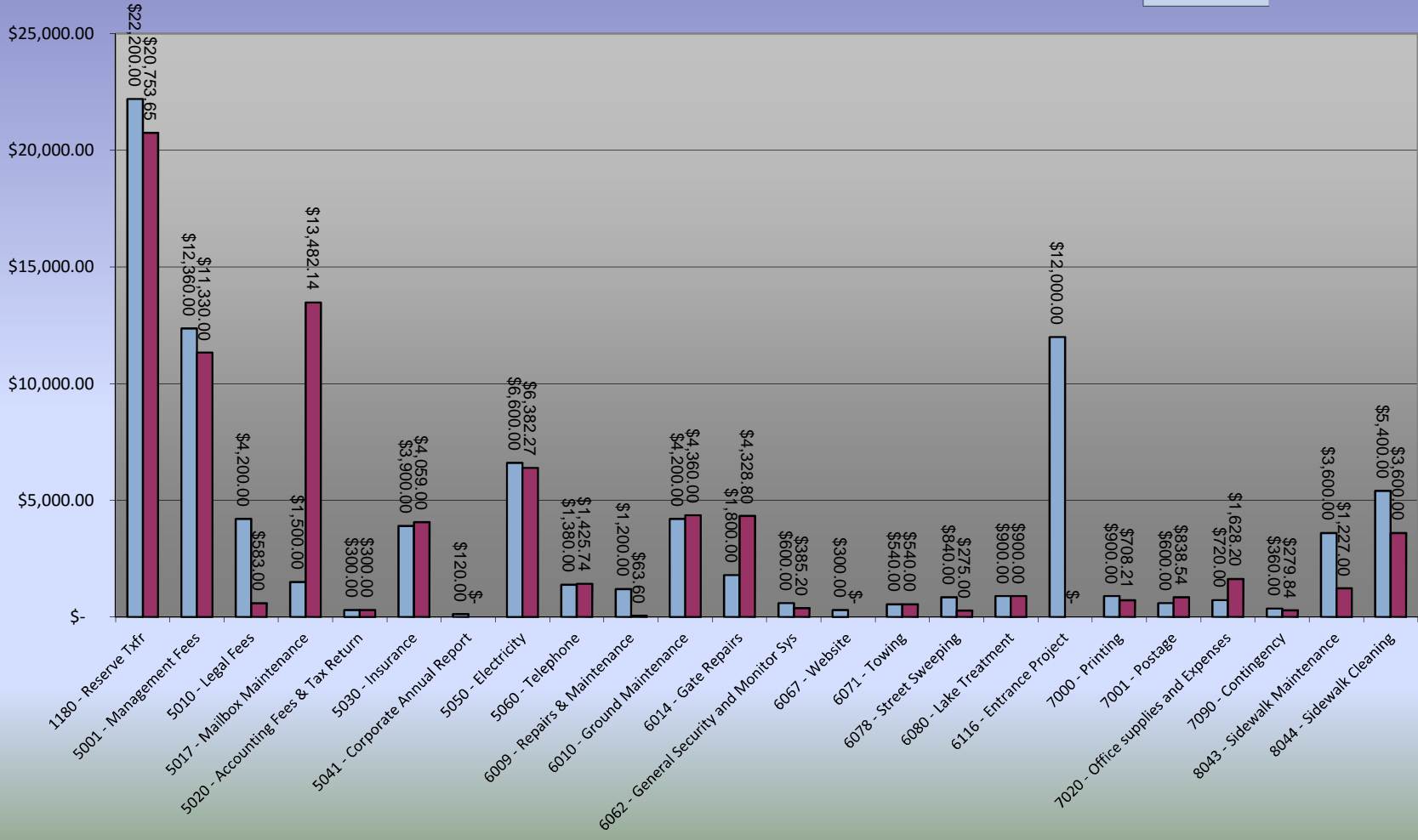
The current status of the association's finances appears to be very strong.

In analysis FY 2015 spending against budgeted monies, I find that we stayed very close to budget although there were some significant variances between budgeted and actual. Figure 1, shows the budgeted versus actual for fiscal year 2015.

We took in \$26,393.17 more than budgeted and spent \$6,201.12 less than budgeted and ended with a surplus of \$32,603.29. This was a direct result of the delays in the front gate project and not doing any sidewalk repair.

# Budget 2015

█ Budgeted  
█ Actual



The Estates of Tanglewood Lakes Financial Report

Dec-15

Revenue	Current Month		Prior Month	Difference	Year to Date		Budget			
	Amount				Actual	Budgeted	Monthly	Yearly		
100 - Late Fees	\$ 40.00	\$ 160.13	\$ (120.13)	\$ 1,228.01			Extra Income			
200 - Interest Income	\$ 1.65	\$ 1.58	\$ 0.07	\$ 14.01			\$ 41.96	\$ 457.66		
210 - Assessment Interest Income	\$ 258.89	\$ 76.61	\$ 182.28	\$ 814.32			Unexpected Income			
220 - Reserve Interest Income	\$ 40.31	\$ 21.66	\$ 18.65	\$ 443.65			\$ 298.89	\$ 3,112.33		
300 - Misc Income	\$ -	\$ -		\$ -			Reimbursement Income			
400 - Violation Income	\$ -	\$ -		\$ 1,070.00			\$ -	\$ 2,698.74		
450 - Repair Income	\$ -	\$ -		\$ 2,205.00			\$ 340.85	\$ 6,268.73		
500 - Gate Key Income	\$ -	\$ -		\$ -						
501 - Legal Fee Income	\$ -	\$ -		\$ 493.74			Variance	Percent		
600 - Assessments	\$ 6,905.83	\$ 6,862.11	\$ 43.72	\$ 84,888.09	\$ 64,320.00	\$ 20,568.09		131.98%		
1180 - Reserve Asses	\$ 1,850.00	\$ 1,850.00		\$ 22,200.00	\$ 22,200.00	\$ -		100.00%		
<b>Net Income</b>	<b>\$ 9,096.68</b>	<b>\$ 8,972.09</b>	<b>\$ 124.59</b>	<b>\$ 90,713.17</b>	<b>\$ 64,320.00</b>	<b>\$ 26,393.17</b>		<b>141.03%</b>		
Expenses	Current Month		Prior Month	Difference	Year to Date		Budget			
	Amount				Actual	Budgeted	Variance	Percent		
1180 - Reserve Txfr	\$ 1,890.31	\$ 1,871.66	\$ 18.65	\$ 22,583.65	\$ 22,200.00	\$ 383.65		101.73%		
5001 - Management Fees	\$ 1,030.00	\$ 1,030.00		\$ 12,360.00	\$ 12,360.00	\$ -		100.00%		
5010 - Legal Fees	\$ -	\$ -		\$ 583.00	\$ 4,200.00	\$ 3,617.00		13.88%		
5017 - Mailbox Maintenance	\$ -	\$ -		\$ 13,482.14	\$ 1,500.00	\$ (11,982.14)		898.81%		
5020 - Accounting Fees & Tax Return	\$ -	\$ -		\$ 300.00	\$ 300.00	\$ -		100.00%		
5030 - Insurance	\$ -	\$ -		\$ 4,059.00	\$ 3,900.00	\$ (159.00)		104.08%		
5041 - Corporate Annual Report	\$ -	\$ -		\$ -	\$ 120.00	\$ 120.00		0.00%		
5050 - Electricity	\$ 501.32	\$ 570.61	\$ (69.29)	\$ 6,382.27	\$ 6,600.00	\$ 217.73		96.70%		
5060 - Telephone	\$ 129.34	\$ 129.34		\$ 1,547.45	\$ 1,380.00	\$ (167.45)		112.13%		
6009 - Repairs & Maintenance	\$ 63.60	\$ -	\$ 63.60	\$ 63.60	\$ 1,200.00	\$ 1,136.40		5.30%		
6010 - Ground Maintenance	\$ 785.00	\$ -	\$ 785.00	\$ 4,360.00	\$ 4,200.00	\$ (160.00)		103.81%		
6014 - Gate Repairs	\$ 205.00	\$ -	\$ 205.00	\$ 4,328.80	\$ 1,800.00	\$ (2,528.80)		240.49%		
6062 - General Security and Monitor Sys	\$ -	\$ -		\$ 385.20	\$ 600.00	\$ 214.80		64.20%		
6067 - Website	\$ -	\$ -		\$ -	\$ 300.00	\$ 300.00		0.00%		
6071 - Towing	\$ 135.00	\$ -	\$ 135.00	\$ 630.00	\$ 540.00	\$ (90.00)		116.67%		
6078 - Street Sweeping	\$ -	\$ 275.00		\$ 275.00	\$ 840.00	\$ 565.00		32.74%		
6080 - Lake Treatment	\$ -	\$ 225.00		\$ 900.00	\$ 900.00	\$ -		100.00%		
6116 - Entrance Project	\$ -	\$ -		\$ -	\$ 12,000.00	\$ 12,000.00		0.00%		
7000 - Printing	\$ 165.46	\$ 29.20	\$ 136.26	\$ 760.61	\$ 900.00	\$ 139.39		84.51%		
7001 - Postage	\$ 184.31	\$ 79.19	\$ 105.12	\$ 919.67	\$ 600.00	\$ (319.67)		153.28%		
7020 - Office supplies and Expenses	\$ 584.30	\$ 42.90	\$ 541.40	\$ 1,666.30	\$ 720.00	\$ (946.30)		231.43%		
7090 - Contingency	\$ 25.44	\$ 25.44		\$ 279.84	\$ 360.00	\$ 80.16		77.73%		
8043 - Sidewalk Maintenance	\$ -	\$ -		\$ 1,227.00	\$ 3,600.00	\$ 2,373.00		34.08%		
8044 - Sidewalk Cleaning	\$ -	\$ 1,800.00		\$ 3,600.00	\$ 5,400.00	\$ 1,800.00		66.67%		
<b>Total operating expenses</b>	<b>\$ 5,699.08</b>	<b>\$ 6,078.34</b>	<b>\$ (379.26)</b>	<b>\$ 58,109.88</b>	<b>\$ 64,320.00</b>	<b>\$ 6,210.12</b>		<b>90.34%</b>		
Net Worth	Current Month	Prior Month	Difference	Current Month	Prior Month	Difference				
	Amounts			Amounts			Current Month	Prior Month		
Bus CD 0271	\$ 10,369.99	\$ 10,364.88	\$ 5.11	Bus CD 0775	\$ 23,016.41	\$ 23,009.81	\$ 6.60	Checking	\$ 91,315.96	\$ 88,682.68
Bus CD 1712	\$ 23,620.61	\$ 23,545.29	\$ 75.32	Bus CD 2562	\$ 23,751.85	\$ 23,738.01	\$ 13.84	Savings	\$ 10,163.68	\$ 10,161.95
Bus CD 2571	\$ 10,090.03	\$ 10,075.28	\$ 14.75	Bus CD 3098	\$ 10,206.17	\$ 10,203.25	\$ 2.92	WFFSavings	\$ 64,833.02	\$ 62,944.44
Bus CD 3998	\$ 10,502.18	\$ 10,497.01	\$ 5.17	Bus CD 4355	\$ 10,095.92	\$ 10,075.28	\$ 20.64	<b>Reserve</b>	<b>This Year</b>	
Bus CD 5469	\$ 10,092.93	\$ 10,075.28	\$ 17.65	Bus CD 5899	\$ 10,111.82	\$ 10,085.26	\$ 26.56	Reserve - Paving and Sealcoating	\$ 195,344.70	
Bus CD 9314	\$ 10,103.87	\$ 10,080.32	\$ 23.55	Bus CD 9712	\$ 10,142.67	\$ 10,130.84	\$ 11.83	Reserve - SMS Repair Fund	\$ 25,497.73	
WFF CD 6726	\$ 10,216.43	\$ 10,208.71	\$ 7.72	WFF CD 7366	\$ 10,151.49	\$ 10,140.03	\$ 11.46	Reserve - Gate House	\$ 26,279.70	
WFF CD 7412	\$ 10,128.87	\$ 10,123.04	\$ 5.83					Reserve - Security System	\$ 20,475.81	
							<b>Total Reserve</b>	<b>\$ 277,761.62</b>		