

## 2019 Treasure's Reports

### Jan

As of 12/31 we had, in Banco Popular, \$112,912.17, in Checking, \$64,685.80 in savings, plus CD's of \$163,917.92 for total funds in Banco Popular of \$341,515.89. In We Florida Financial, we have \$71,943.81 in Savings and CD's of \$30,810.93 for total funds in WFF of \$102,754.74. We earned \$122.50 extra income, unexpected income of \$81.43 and \$0.00 in reimbursement income. We have accounts receivables over 4.5K which includes \$0.00 in legal fees, \$180.20 in unit repairs and violations of about 2.2K. The total amount for possible collection is about 2.4K.

We have one lot 52 on a payment plan and has not made a payment and should be in association foreclosure.

### **OLD BUSINESS:**

Volo Village implementation  
Front Entrance update

### **NEW BUSINESS:**

### **YEAR END Report**

The current status of the association's finances appears to be very strong and the HOA will be able to complete the front entrance project with no special assessment and minimal impact on reserve accounts.

In analysis FY 2018 spending against budgeted monies, I find that we stayed somewhat close to budget although there was two areas of significant variances between budgeted and actual. The areas of variance are the security cameras and front entrance project with the largest attributed to the front entrance project. The overages were attributed to city planning issues and the entry system replacement. Figure 1, shows the budgeted versus actual for fiscal year 2017.

For the year we took in \$2,809.85 – interest, late fees, reimbursement, gate key and violation income more than budgeted and spent \$4,896.96 more than budgeted. This was a direct result of no side walk maintenance, continued collection of late fees and interest on late assessments. Reserve accounts earned \$1,120.69 in interest.

The Estates of Tanglewood Lakes Financial Report

Dec-18

Revenue	Current Month	Prior Month	Difference	Year to Date		Budget			
	Amount			Actual	Budgeted	Monthly	Yearly		
100 - Late Fees	\$ 60.00	\$ 107.84	\$ (47.84)	\$ 1,389.33				Extra Income	
200 - Interest Income	\$ -	\$ -		\$ 15.85		\$	\$ 1,136.54		
210 - Assessment Interest Income	\$ 21.43	\$ 38.60	\$ (17.17)	\$ 283.98				Unexpected Income	
220 - Reserve Interest Income	\$ 122.50	\$ 241.79	\$ (119.29)	\$ 1,120.69		\$	\$ 81.43 \$ 1,673.31		
300 - Misc Income	\$ -	\$ -		\$ -				Reimbursement Income	
400 - Violation Income	\$ -	\$ -		\$ -		\$	\$ - \$ -		
450 - Repair Income	\$ -	\$ -		\$ -		\$	\$ 203.93 \$ 2,809.85		
500 - Gate Key Income	\$ -	\$ -		\$ -					
501 - Legal Fee Income	\$ -	\$ -		\$ -				Variance Percent	
600 - Assessments	\$ 8,907.59	\$ 7,345.36	\$ 1,562.23	\$ 87,831.80	\$ 66,180.00	\$	\$ 21,651.80 132.72%		
1182 - Reserve Asses	\$ 1,695.00	\$ 1,695.00		\$ 20,340.00	\$ 20,340.00	\$	\$ - 100.00%		
<b>Net Income</b>	<b>\$ 10,806.52</b>	<b>\$ 9,428.59</b>	<b>\$ 1,377.93</b>	<b>\$ 89,520.96</b>	<b>\$ 66,180.00</b>	<b>\$</b>	<b>\$ 23,340.96 135.27%</b>		
Expenses	Current Month	Prior Month	Difference	Year to Date		Budget			
	Amount			Actual	Budgeted	Variance	Percent		
1182 - Reserve Txfr	\$ 1,817.50	\$ 1,936.79	\$ (119.29)	\$ 21,460.69	\$ 20,340.00	\$ 1,120.69	105.51%		
5001 - Management Fees	\$ 1,055.00	\$ 1,055.00		\$ 12,637.54	\$ 12,660.00	\$ (22.46)	99.82%		
5010 - Legal Fees	\$ -	\$ 662.50		\$ 3,419.76	\$ 4,200.00	\$ 780.24	81.42%		
5014 - Drainage Clean	\$ -	\$ -		\$ 2,895.00	\$ 6,000.00	\$ 3,105.00	48.25%		
5017 - Mailbox Maintenance	\$ -	\$ -		\$ 1,621.80	\$ 1,500.00	\$ (121.80)	108.12%		
5020 - Accounting Fees & Tax Return	\$ -	\$ -		\$ 300.00	\$ 300.00	\$ -	100.00%		
5030 - Insurance	\$ -	\$ -		\$ 5,215.00	\$ 4,800.00	\$ (415.00)	108.65%		
5041 - Corporate Annual Report	\$ -	\$ -		\$ 61.25	\$ 120.00	\$ 58.75	51.04%		
5050 - Electricity	\$ 571.05	\$ 570.31	\$ 0.74	\$ 6,924.15	\$ 6,900.00	\$ (24.15)	100.35%	Delinquency Totals	
5060 - Telephone	\$ 155.99	\$ 155.99		\$ 1,771.64	\$ 1,560.00	\$ (211.64)	113.57%	Acct Receivable (Delinquency) \$ 4,565.51	
6009 - Repairs & Maintenance	\$ -	\$ -		\$ -	\$ 1,200.00	\$ 1,200.00	0.00%	Asses Paid in Adv (Pre Pays) \$ 8,431.28	
6010 - Ground Maintenance	\$ 240.00	\$ 1,090.00	\$ (850.00)	\$ 4,155.00	\$ 3,600.00	\$ (555.00)	115.42%	Violation Money owed \$ 2,239.26	
6014 - Gate Repairs	\$ 3,051.21	\$ 618.95	\$ 2,432.26	\$ 6,488.11	\$ 1,800.00	\$ (4,688.11)	360.45%	Legal Fees owed \$ -	
6062 - General Security and Monitor Sys	\$ -	\$ -		\$ -	\$ 600.00	\$ 600.00	0.00%	Unit Repairs \$ 180.20	
6071 - Towing	\$ 45.00	\$ 180.00	\$ (135.00)	\$ 585.00	\$ 540.00	\$ (45.00)	108.33%	Total Collectable Amount \$ 2,506.45	
6078 - Street Sweeping	\$ -	\$ -		\$ 275.00	\$ 900.00	\$ 625.00	30.56%		
6080 - Lake Treatment	\$ -	\$ -		\$ 900.00	\$ 900.00	\$ -	100.00%	Banking Totals	
6116 - Entrance Project	\$ 1,298.00	\$ -	\$ 1,298.00	\$ 18,181.29	\$ 5,940.00	\$ (12,241.29)	306.08%	Total Banco Popular CD's \$ 163,917.92	
7000 - Printing	\$ 93.16	\$ 190.33	\$ (97.17)	\$ 868.99	\$ 900.00	\$ 31.01	96.55%	Total in Banco Popular \$ 341,515.89	
7001 - Postage	\$ 139.65	\$ 38.24	\$ 101.41	\$ 528.66	\$ 600.00	\$ 71.34	88.11%	Total Other CD's \$ 30,810.93	
7020 - Office supplies and Expenses	\$ 551.40	\$ 43.71	\$ 507.69	\$ 1,488.77	\$ 1,260.00	\$ (228.77)	118.16%	Total CD's \$ 194,728.85	
7090 - Contingency	\$ -	\$ -		\$ -	\$ 600.00	\$ 600.00	0.00%	Total In WFF \$ 102,754.74	
8043 - Sidewalk Maintenance	\$ -	\$ -		\$ -	\$ 3,600.00	\$ 3,600.00	0.00%	Total in Funds \$ 444,270.63	
8044 - Sidewalk Cleaning	\$ -	\$ -		\$ 2,400.00	\$ 5,400.00	\$ 3,000.00	44.44%		
8079 - Mass Notification System	\$ -	\$ -		\$ 360.00	\$ 300.00	\$ (60.00)	120.00%		
<b>Total operating expenses</b>	<b>\$ 9,017.96</b>	<b>\$ 6,541.82</b>	<b>\$ 2,476.14</b>	<b>\$ 71,076.96</b>	<b>\$ 66,180.00</b>	<b>\$ (4,896.96)</b>	<b>107.40%</b>		
Net Worth	Current Month	Prior Month	Difference	Current Month	Prior Month	Difference			
	Amounts			Amounts			Current Month	Prior Month	
Bus CD 0271	\$ 10,494.96	\$ 10,491.95	\$ 3.01	Bus CD 0775	\$ 23,258.88	\$ 23,252.21	\$ 6.67	Checking	\$ 112,912.17 \$ 113,956.06
Bus CD 1712	\$ 23,862.36	\$ 23,855.52	\$ 6.84	Bus CD 2562	\$ 24,066.17	\$ 24,057.29	\$ 8.88	Savings	\$ 64,685.80 \$ 62,969.05
Bus CD 2571	\$ 10,213.35	\$ 10,207.08	\$ 6.27	Bus CD 3098	\$ 10,313.69	\$ 10,310.73	\$ 2.96	WFFSavings	\$ 71,943.81 \$ 71,925.68
Bus CD 3998	\$ 10,628.82	\$ 10,625.77	\$ 3.05	Bus CD 4355	\$ 10,202.27	\$ 10,199.35	\$ 2.92	Reserve	This Year
Bus CD 5469	\$ 10,199.25	\$ 10,196.33	\$ 2.92	Bus CD 5899	\$ 10,218.34	\$ 10,215.41	\$ 2.93	Reserve - Paving and Sealcoat	\$ 239,056.20
Bus CD 9314	\$ 10,210.31	\$ 10,207.38	\$ 2.93	Bus CD 9712	\$ 10,249.52	\$ 10,246.48	\$ 3.04	Reserve - SMS Repair Fund	\$ 42,759.03
WFF CD 6726	\$ 10,319.22	\$ 10,312.72	\$ 6.50	WFF CD 7366	\$ 10,258.31	\$ 10,244.97	\$ 13.34	Reserve - Gate House	\$ 26,279.70
WFF CD 7412	\$ 10,233.40	\$ 10,223.04	\$ 10.36					Reserve - Security System	\$ 23,263.53
							<b>Total Reserve</b>	<b>\$ 396,044.26</b>	

# Budget 2018

