



## Financial Reporting Package

Tillman Lakes Homeowners Association, Inc.

4/1/2023 to 4/30/2023

Always Home for You

**Tillman Lakes Homeowners Association, Inc.**

**Balance Sheet**

**4/30/2023**

**Assets**

Cash - Operating

10100 - AAB -Operating \$13,208.48

Cash - Operating Total \$13,208.48

Accounts Receivable

11100 - A/R - Mx. Receivable \$289.86

11200 - A/R - Assessments \$8,779.79

Accounts Receivable Total \$9,069.65

Current Asset

13000 - Prepaid Expenses \$14,994.00

14100 - PPD Liability Insurance 12/23 \$121.04

14200 - PPD D&O Insurance 12/23 \$2,720.66

14400 - PPD Crime Ins 12/23 \$221.32

14440 - PPD Workers Compensation \$503.40

Current Asset Total \$18,560.42

*Assets Total* \$40,838.55

**Liabilities and Equity**

Current Liability

20500 - Deferred Assessments \$17,825.72

22000 - Accounts Payable \$1,456.36

22100 - Prepaid Owner Assessments \$4,125.34

22400 - Accrued Expenses \$280.00

Current Liability Total \$23,687.42

Retained Earnings \$18,007.94

Net Income (\$856.81)

*Liabilities & Equity Total* \$40,838.55

**Tillman Lakes Homeowners Association, Inc.**  
**Income Statement**  
**4/1/2023 - 4/30/2023**

4/1/2023 - 4/30/2023

1/1/2023 - 4/30/2023

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
40000 - Assessment Income	\$8,912.86	\$65,500.33	(\$56,587.47)	\$35,090.28	\$262,001.32	(\$226,911.04)	\$786,004.00
40700 - Initial Contribution	\$0.00	\$0.00	\$0.00	\$11,100.00	\$0.00	\$11,100.00	\$0.00
41100 - Late Fees	\$425.00	\$0.00	\$425.00	\$475.00	\$0.00	\$475.00	\$0.00
41200 - Interest - Delinquent Accounts	\$84.86	\$0.00	\$84.86	\$84.86	\$0.00	\$84.86	\$0.00
41750 - Lease Fee	\$50.00	\$0.00	\$50.00	\$200.00	\$0.00	\$200.00	\$0.00
41900 - Interest Income - Operating	\$0.65	\$0.00	\$0.65	\$2.54	\$0.00	\$2.54	\$0.00
<b>Total Income</b>	<b>\$9,473.37</b>	<b>\$65,500.33</b>	<b>(\$56,026.96)</b>	<b>\$46,952.68</b>	<b>\$262,001.32</b>	<b>(\$215,048.64)</b>	<b>\$786,004.00</b>
<b>Total Income</b>	<b>\$9,473.37</b>	<b>\$65,500.33</b>	<b>(\$56,026.96)</b>	<b>\$46,952.68</b>	<b>\$262,001.32</b>	<b>(\$215,048.64)</b>	<b>\$786,004.00</b>
<b>Expense</b>							
<u>Fixed Costs</u>							
60300 - Accounting Fees & Tax Prep	\$0.00	\$200.00	\$200.00	\$250.00	\$800.00	\$550.00	\$2,400.00
60350 - Legal Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$80.00	\$80.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$1,395.84	\$0.00	(\$1,395.84)	\$4,915.70	\$0.00	(\$4,915.70)	\$0.00
60750 - Insurance - D&O	\$340.09	\$750.00	\$409.91	\$1,360.36	\$3,000.00	\$1,639.64	\$9,000.00
60800 - Insurance - Worker's Comp	\$71.92	\$0.00	(\$71.92)	\$287.68	\$0.00	(\$287.68)	\$0.00
60950 - Insurance - Fidelity Bond/Crime	\$31.62	\$29.17	(\$2.45)	\$126.48	\$116.68	(\$9.80)	\$350.00
61100 - Mailings	\$6.94	\$291.67	\$284.73	\$360.03	\$1,166.68	\$806.65	\$3,500.00
61150 - Website Service	\$85.00	\$80.00	(\$5.00)	\$340.00	\$320.00	(\$20.00)	\$960.00
61300 - Corporate Annual Report	\$122.50	\$0.00	(\$122.50)	\$122.50	\$62.00	(\$60.50)	\$62.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$25.00	\$166.68	\$141.68	\$500.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$0.00	\$100.00	\$100.00	\$300.00
61600 - Contingency	\$0.00	\$308.33	\$308.33	\$0.00	\$1,233.32	\$1,233.32	\$3,700.00
<b>Total Fixed Costs</b>	<b>\$2,073.91</b>	<b>\$1,829.17</b>	<b>(\$244.74)</b>	<b>\$7,867.75</b>	<b>\$7,378.68</b>	<b>(\$489.07)</b>	<b>\$22,012.00</b>
<u>Telecommunications</u>							
68250 - Cable/Internet	\$7,497.00	\$57,771.00	\$50,274.00	\$35,761.32	\$231,084.00	\$195,322.68	\$693,252.00
<b>Total Telecommunications</b>	<b>\$7,497.00</b>	<b>\$57,771.00</b>	<b>\$50,274.00</b>	<b>\$35,761.32</b>	<b>\$231,084.00</b>	<b>\$195,322.68</b>	<b>\$693,252.00</b>
<u>Variable Costs</u>							
60150 - Management Fees	\$1,008.00	\$5,502.00	\$4,494.00	\$3,565.00	\$22,008.00	\$18,443.00	\$66,024.00
60450 - Payment Coupons	\$0.00	\$393.00	\$393.00	\$615.42	\$1,572.00	\$956.58	\$4,716.00
<b>Total Variable Costs</b>	<b>\$1,008.00</b>	<b>\$5,895.00</b>	<b>\$4,887.00</b>	<b>\$4,180.42</b>	<b>\$23,580.00</b>	<b>\$19,399.58</b>	<b>\$70,740.00</b>
<b>Total Expense</b>	<b>\$10,578.91</b>	<b>\$65,495.17</b>	<b>\$54,916.26</b>	<b>\$47,809.49</b>	<b>\$262,042.68</b>	<b>\$214,233.19</b>	<b>\$786,004.00</b>
<b>Operating Net Income</b>	<b>(\$1,105.54)</b>	<b>\$5.16</b>	<b>(\$1,110.70)</b>	<b>(\$856.81)</b>	<b>(\$41.36)</b>	<b>(\$815.45)</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>(\$1,105.54)</b>	<b>\$5.16</b>	<b>(\$1,110.70)</b>	<b>(\$856.81)</b>	<b>(\$41.36)</b>	<b>(\$815.45)</b>	<b>\$0.00</b>