



## Financial Reporting Package

Tillman Lakes Homeowners Association, Inc.

8/1/2023 to 8/31/2023

Always Home for You

**Tillman Lakes Homeowners Association, Inc.**

**Balance Sheet**

**8/31/2023**

**Assets**

Cash - Operating

10100 - AAB -Operating \$64,165.58

Cash - Operating Total \$64,165.58

Accounts Receivable

11100 - A/R - Mx. Receivable (\$45.58)

11200 - A/R - Assessments \$3,603.47

Accounts Receivable Total \$3,557.89

Current Asset

13000 - Prepaid Expenses \$6,235.35

14200 - PPD D&O Insurance 12/23 \$1,360.30

14400 - PPD Crime Ins 12/23 \$94.84

14440 - PPD Workers Compensation \$215.72

Current Asset Total \$7,906.21

*Assets Total* \$75,629.68

**Liabilities and Equity**

Current Liability

20500 - Deferred Assessments \$11,821.03

22000 - Accounts Payable \$30.00

22010 - Due to Gig Fiber - Installation Fee \$2,772.00

22100 - Prepaid Owner Assessments \$16,797.39

22400 - Accrued Expenses \$360.00

Current Liability Total \$31,780.42

Retained Earnings \$18,007.94

Net Income \$25,841.32

*Liabilities & Equity Total* \$75,629.68

**Tillman Lakes Homeowners Association, Inc.**  
**Income Statement**  
**8/1/2023 - 8/31/2023**

8/1/2023 - 8/31/2023

1/1/2023 - 8/31/2023

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
40000 - Assessment Income	\$11,531.14	\$65,500.33	(\$53,969.19)	\$73,360.00	\$524,002.64	(\$450,642.64)	\$786,004.00
40700 - Initial Contribution	\$24,000.00	\$0.00	\$24,000.00	\$35,100.00	\$0.00	\$35,100.00	\$0.00
41100 - Late Fees	\$0.00	\$0.00	\$0.00	\$651.00	\$0.00	\$651.00	\$0.00
41200 - Interest - Delinquent Accounts	\$0.42	\$0.00	\$0.42	\$127.22	\$0.00	\$127.22	\$0.00
41750 - Lease Fee	\$150.00	\$0.00	\$150.00	\$1,550.00	\$0.00	\$1,550.00	\$0.00
41900 - Interest Income - Operating	\$0.61	\$0.00	\$0.61	\$4.26	\$0.00	\$4.26	\$0.00
<b>Total Income</b>	<b>\$35,682.17</b>	<b>\$65,500.33</b>	<b>(\$29,818.16)</b>	<b>\$110,792.48</b>	<b>\$524,002.64</b>	<b>(\$413,210.16)</b>	<b>\$786,004.00</b>
<b>Total Income</b>	<b>\$35,682.17</b>	<b>\$65,500.33</b>	<b>(\$29,818.16)</b>	<b>\$110,792.48</b>	<b>\$524,002.64</b>	<b>(\$413,210.16)</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	\$1,600.00	\$1,350.00	\$2,400.00
60350 - Legal Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$1,000.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$160.00	\$160.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$911.62	\$0.00	(\$911.62)	\$7,410.72	\$0.00	(\$7,410.72)	\$0.00
60750 - Insurance - D&O	\$340.09	\$750.00	\$409.91	\$2,720.72	\$6,000.00	\$3,279.28	\$9,000.00
60800 - Insurance - Worker's Comp	\$71.92	\$0.00	(\$71.92)	\$575.36	\$0.00	(\$575.36)	\$0.00
60950 - Insurance - Fidelity Bond/Crime	\$31.62	\$29.17	(\$2.45)	\$252.96	\$233.36	(\$19.60)	\$350.00
61100 - Mailings	\$0.00	\$291.67	\$291.67	\$464.72	\$2,333.36	\$1,868.64	\$3,500.00
61150 - Website Service	\$85.00	\$80.00	(\$5.00)	\$680.00	\$640.00	(\$40.00)	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$122.50	\$62.00	(\$60.50)	\$62.00
61350 - Bad Debt	\$15.39	\$41.67	\$26.28	\$72.74	\$333.36	\$260.62	\$500.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$250.00	\$200.00	(\$50.00)	\$300.00
61600 - Contingency	\$0.00	\$308.33	\$308.33	\$0.00	\$2,466.64	\$2,466.64	\$3,700.00
<b>Total Fixed Costs</b>	<b>\$1,475.64</b>	<b>\$1,829.17</b>	<b>\$353.53</b>	<b>\$12,959.72</b>	<b>\$14,695.36</b>	<b>\$1,735.64</b>	<b>\$22,012.00</b>
<u>Telecommunications</u>							
68250 - Cable/Internet	\$6,235.35	\$57,771.00	\$51,535.65	\$63,226.02	\$462,168.00	\$398,941.98	\$693,252.00
<b>Total Telecommunications</b>	<b>\$6,235.35</b>	<b>\$57,771.00</b>	<b>\$51,535.65</b>	<b>\$63,226.02</b>	<b>\$462,168.00</b>	<b>\$398,941.98</b>	<b>\$693,252.00</b>
<u>Variable Costs</u>							
60150 - Management Fees	\$1,561.00	\$5,502.00	\$3,941.00	\$8,150.00	\$44,016.00	\$35,866.00	\$66,024.00
60450 - Payment Coupons	\$0.00	\$393.00	\$393.00	\$615.42	\$3,144.00	\$2,528.58	\$4,716.00
<b>Total Variable Costs</b>	<b>\$1,561.00</b>	<b>\$5,895.00</b>	<b>\$4,334.00</b>	<b>\$8,765.42</b>	<b>\$47,160.00</b>	<b>\$38,394.58</b>	<b>\$70,740.00</b>
<b>Total Expense</b>	<b>\$9,271.99</b>	<b>\$65,495.17</b>	<b>\$56,223.18</b>	<b>\$84,951.16</b>	<b>\$524,023.36</b>	<b>\$439,072.20</b>	<b>\$786,004.00</b>
<b>Operating Net Income</b>	<b>\$26,410.18</b>	<b>\$5.16</b>	<b>\$26,405.02</b>	<b>\$25,841.32</b>	<b>(\$20.72)</b>	<b>\$25,862.04</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>\$26,410.18</b>	<b>\$5.16</b>	<b>\$26,405.02</b>	<b>\$25,841.32</b>	<b>(\$20.72)</b>	<b>\$25,862.04</b>	<b>\$0.00</b>