



Financial Reporting Package

Tillman Lakes Homeowners Association, Inc.

9/1/2023 to 9/30/2023

Always Home for You

Tillman Lakes Homeowners Association, Inc.

Balance Sheet

9/30/2023

Assets

Cash - Operating

10100 - AAB -Operating \$64,581.32

Cash - Operating Total \$64,581.32

Accounts Receivable

11100 - A/R - Mx. Receivable \$486.24

11200 - A/R - Assessments \$3,064.35

Accounts Receivable Total \$3,550.59

Current Asset

14200 - PPD D&O Insurance 12/23 \$1,020.21

14400 - PPD Crime Ins 12/23 \$63.22

14440 - PPD Workers Compensation \$143.80

Current Asset Total \$1,227.23

Assets Total \$69,359.14

Liabilities and Equity

Current Liability

22000 - Accounts Payable \$180.00

22010 - Due to Gig Fiber - Installation Fee \$3,168.00

22100 - Prepaid Owner Assessments \$20,925.71

22400 - Accrued Expenses \$380.00

Current Liability Total \$24,653.71

Retained Earnings \$18,007.94

Net Income \$26,697.49

Liabilities & Equity Total \$69,359.14

Tillman Lakes Homeowners Association, Inc.
Income Statement
9/1/2023 - 9/30/2023

9/1/2023 - 9/30/2023	1/1/2023 - 9/30/2023
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$11,589.11	\$65,500.33	(\$53,911.22)	\$84,949.11	\$589,502.97	(\$504,553.86)	\$786,004.00
40700 - Initial Contribution	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$127.22	\$0.00	\$127.22	\$0.00
41750 - Lease Fee	\$150.00	\$0.00	\$150.00	\$1,700.00	\$0.00	\$1,700.00	\$0.00
41900 - Interest Income - Operating	\$1.33	\$0.00	\$1.33	\$5.59	\$0.00	\$5.59	\$0.00
Total Income	\$11,740.44	\$65,500.33	(\$53,759.89)	\$122,532.92	\$589,502.97	(\$466,970.05)	\$786,004.00
Total Income	\$11,740.44	\$65,500.33	(\$53,759.89)	\$122,532.92	\$589,502.97	(\$466,970.05)	\$786,004.00
Expense							
<u>Fixed Costs</u>							
60300 - Accounting Fees & Tax Prep	\$0.00	\$200.00	\$200.00	\$250.00	\$1,800.00	\$1,550.00	\$2,400.00
60350 - Legal Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
60500 - AP Processing	\$20.00	\$20.00	\$0.00	\$180.00	\$180.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$0.00	\$0.00	\$0.00	\$7,410.72	\$0.00	(\$7,410.72)	\$0.00
60750 - Insurance - D&O	\$340.09	\$750.00	\$409.91	\$3,060.81	\$6,750.00	\$3,689.19	\$9,000.00
60800 - Insurance - Worker's Comp	\$71.92	\$0.00	(\$71.92)	\$647.28	\$0.00	(\$647.28)	\$0.00
60950 - Insurance - Fidelity Bond/Crime	\$31.62	\$29.17	(\$2.45)	\$284.58	\$262.53	(\$22.05)	\$350.00
61100 - Mailings	\$0.00	\$291.67	\$291.67	\$464.72	\$2,625.03	\$2,160.31	\$3,500.00
61150 - Website Service	\$85.00	\$80.00	(\$5.00)	\$765.00	\$720.00	(\$45.00)	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$122.50	\$62.00	(\$60.50)	\$62.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$72.74	\$375.03	\$302.29	\$500.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$250.00	\$225.00	(\$25.00)	\$300.00
61600 - Contingency	\$0.00	\$308.33	\$308.33	\$0.00	\$2,774.97	\$2,774.97	\$3,700.00
Total Fixed Costs	\$548.63	\$1,829.17	\$1,280.54	\$13,508.35	\$16,524.53	\$3,016.18	\$22,012.00
<u>Telecommunications</u>							
68250 - Cable/Internet	\$8,774.64	\$57,771.00	\$48,996.36	\$72,000.66	\$519,939.00	\$447,938.34	\$693,252.00
Total Telecommunications	\$8,774.64	\$57,771.00	\$48,996.36	\$72,000.66	\$519,939.00	\$447,938.34	\$693,252.00
<u>Variable Costs</u>							
60150 - Management Fees	\$1,561.00	\$5,502.00	\$3,941.00	\$9,711.00	\$49,518.00	\$39,807.00	\$66,024.00
60450 - Payment Coupons	\$0.00	\$393.00	\$393.00	\$615.42	\$3,537.00	\$2,921.58	\$4,716.00
Total Variable Costs	\$1,561.00	\$5,895.00	\$4,334.00	\$10,326.42	\$53,055.00	\$42,728.58	\$70,740.00
Total Expense	\$10,884.27	\$65,495.17	\$54,610.90	\$95,835.43	\$589,518.53	\$493,683.10	\$786,004.00
Operating Net Income	\$856.17	\$5.16	\$851.01	\$26,697.49	(\$15.56)	\$26,713.05	\$0.00
Net Income	\$856.17	\$5.16	\$851.01	\$26,697.49	(\$15.56)	\$26,713.05	\$0.00