

**Tillmann Lakes Homeowners Association, Inc.**  
**2024 Approved Budget**

	Units 786			Units 786			
	2023	2023	2023	2024	2024	2024	2023-2024
	Annual Approved	Quarterly Approved	Monthly Approved	Annual Approved	Quarterly Approved	Monthly Approved	Monthly Variance
<b>Per Unit Assessment</b>	<b>\$1,000.01</b>	<b>\$250.00</b>	<b>\$83.33</b>	<b>\$1,047.99</b>	<b>\$262.00</b>	<b>\$87.33</b>	<b>\$4.00</b>
<b>Income</b>							
Assessment Income	\$786,004.00	\$196,501.00	\$83.33	\$823,719.76	\$205,929.94	\$87.33	\$4.00
<b>Total Income</b>	<b>\$786,004.00</b>	<b>\$196,501.00</b>	<b>\$83.33</b>	<b>\$823,719.76</b>	<b>\$205,929.94</b>	<b>\$87.33</b>	<b>\$4.00</b>
<b>Expenses</b>							
<b>Variable Costs</b>							
Management Fee	\$66,024.00	\$16,506.00	\$7.00	\$70,740.00	\$17,685.00	\$7.50	\$0.50
Payment Coupons	\$4,716.00	\$1,179.00	\$0.50	\$4,716.00	\$1,179.00	\$0.50	\$0.00
<b>Total Variable Cost</b>	<b>\$70,740.00</b>	<b>\$17,685.00</b>	<b>\$7.50</b>	<b>\$75,456.00</b>	<b>\$18,864.00</b>	<b>\$8.00</b>	<b>\$0.50</b>
<b>Fixed Costs</b>							
AP Expense	\$240.00	\$60.00	\$0.03	\$240.00	\$60.00	\$0.03	\$0.00
Accounting Fees & Tax Prep	\$2,400.00	\$600.00	\$0.25	\$2,400.00	\$600.00	\$0.25	\$0.00
Insurance D&O	\$9,000.00	\$2,250.00	\$0.95	\$1,500.00	\$375.00	\$0.16	-\$0.80
Insurance Fidelity Bond/Crime	\$350.00	\$87.50	\$0.04	\$660.00	\$165.00	\$0.07	\$0.03
Insurance Liability	\$0.00	\$0.00	\$0.00	\$8,000.00	\$2,000.00	\$0.85	\$0.85
Bad Debt	\$500.00	\$125.00	\$0.05	\$500.00	\$125.00	\$0.05	\$0.00
Mailings	\$3,500.00	\$875.00	\$0.37	\$1,000.00	\$250.00	\$0.11	-\$0.27
Legal Fees	\$1,000.00	\$250.00	\$0.11	\$1,000.00	\$250.00	\$0.11	\$0.00
Website	\$960.00	\$240.00	\$0.10	\$1,140.00	\$285.00	\$0.12	\$0.02
Corporate Annual Report	\$62.00	\$15.50	\$0.01	\$62.00	\$15.50	\$0.01	\$0.00
Storage	\$300.00	\$75.00	\$0.03	\$300.00	\$75.00	\$0.03	\$0.00
Events	\$3,700.00	\$925.00	\$0.39	\$3,500.00	\$875.00	\$0.37	-\$0.02
<b>Total Fixed Cost</b>	<b>\$22,012.00</b>	<b>\$5,503.00</b>	<b>\$2.33</b>	<b>\$20,302.00</b>	<b>\$5,075.50</b>	<b>\$2.15</b>	<b>-\$0.18</b>
<b>Telecommunications</b>							
ULTRAFi (Internet+Cable)	\$693,252.00	\$173,313.00	\$73.50	\$727,961.76	\$181,990.44	\$77.18	\$3.68
<b>Total Telecommunications</b>	<b>\$693,252.00</b>	<b>\$173,313.00</b>	<b>\$73.50</b>	<b>\$727,961.76</b>	<b>\$181,990.44</b>	<b>\$77.18</b>	<b>\$3.68</b>
<b>Total Expenses</b>	<b>\$786,004.00</b>	<b>\$196,501.00</b>	<b>\$83.33</b>	<b>\$823,719.76</b>	<b>\$205,929.94</b>	<b>\$87.33</b>	<b>\$4.00</b>

**DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.**

 Secretary 11-14-23  
Board Member Signature