

TANGLEWOOD WEST HOMEOWNERS ASSOCIATION
Financial Summary for the Month of July 2023

Assets - 07/01/23	\$ 664,701.36
Operating Income	21,690.00
Operating Expenditures	(20,402.43)
Reserve Income	15,123.33
Reserve Expense	
Change in Current Month Liability	(13,478.54)
Assets - 07/31/23	<u><u>\$ 667,633.72</u></u>

Operating Expenses:	<u>Annual Budget</u>	<u>Current Month</u>	<u>YTD</u>
- Utilities	\$ 43,560.00	\$ 5,080.76	\$ 30,268.45
- Landscape Maintenance	158,160.00	11,008.00	88,803.36
- Pool	14,820.00	1,919.65	7,248.36
- Clubhouse/Kitchen	3,900.00	304.72	3,733.54
- Architecture	11,040.00	550.00	9,309.00
- Administration	64,398.00	1,539.30	56,410.25
TOTAL	<u><u>\$ 295,878.00</u></u>	<u><u>\$ 20,402.43</u></u>	<u><u>\$ 195,772.96</u></u>

Reserve Expenses:	<u>Annual Budget</u>	<u>Current Month</u>	<u>YTD</u>
- Concrete	\$ -	\$ -	\$ -
- Mansards	60,000.00	-	-
- Fences	-	-	-
- Clubhouse Remodel	15,000.00	-	36,120.29
TOTAL	<u><u>\$ 75,000.00</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 36,120.29</u></u>

Past Due Accounts	\$ 30,817.82
Pre-Paid Accounts	(5,737.00)
Net Receivable/(Prepaid)	<u><u>\$ 25,080.82</u></u>

TANGLEWOOD WEST HOMEOWNERS ASSOCIATION

Balance Sheet

July 31, 2023

	<u>July</u>	<u>June</u>
ASSETS		
Operating:		
Checking - US Bank	\$ 49,468.19	\$ 51,311.16
Undeposited Funds	-	-
Allowance for doubtful	(2,315.00)	(2,315.00)
Assessments Receivable	1,230.82	(195.18)
Petty Cash	100.00	100.00
Funds in Trust	-	-
Prepaid Taxes	263.00	263.00
Prepaid Expenses	-	-
Prepaid Insurance	37,959.00	37,959.00
Total Operating Fund	<u>\$ 86,706.01</u>	<u>\$ 83,896.98</u>
Common Area Reserve Fund:		
US Bank	580,927.71	580,685.05
Total Common Area Reserve Fund	<u>580,927.71</u>	<u>580,804.38</u>
TOTAL ASSETS	<u><u>\$ 667,633.72</u></u>	<u><u>\$ 664,701.36</u></u>
LIABILITIES, OPERATING & FUND BALANCES		
Current Liabilities:		
Accounts Payable	17,140.38	30,618.92
Income Taxes Payable	-	-
Prepaid Assessments	-	-
Parking Security Deposit	35.00	35.00
Total Current Liabilities	<u>17,175.38</u>	<u>30,653.92</u>
Fund Balances:		
Common Area Reserve Balance Beginning of Year	623,920.11	623,920.11
Common Area Reserve Net Income	69,496.19	54,372.86
Total Common Area Reserve Fund	<u>693,416.30</u>	<u>678,292.97</u>
Operating:		
Balance at Beginning of Year	-	-
Operating Net Income	<u>(42,957.96)</u>	<u>(44,245.53)</u>
Total Operating Fund	<u>(42,957.96)</u>	<u>(44,245.53)</u>
TOTAL OPERATING & FUND BALANCES	<u><u>\$ 667,633.72</u></u>	<u><u>\$ 664,701.36</u></u>

Tanglewood West Homeowners Association
Profit & Loss Budget Performance
July 2023

	Jul 23	Budget	Jan - Jul 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
510000 · Assessment income	20,840.00	35,840.00	145,880.00	250,880.00	430,080.00
530000 · Interest	0.00	25.00	0.00	175.00	300.00
535020 · Parking Fees	850.00	850.00	5,950.00	5,950.00	10,200.00
540050 · Newsletter Advertising	0.00		585.00		
550020 · Pool Key	0.00		200.00		
550030 · Transfer fees	0.00		200.00		
Total Income	21,690.00	36,715.00	152,815.00	257,005.00	440,580.00
Gross Profit	21,690.00	36,715.00	152,815.00	257,005.00	440,580.00
Expense					
610000 · Utilities					
610010 · Electricity	2,239.81	1,725.00	13,580.39	12,075.00	20,700.00
610020 · Gas	818.77	350.00	1,545.30	2,450.00	4,200.00
610030 · Water	1,778.38	3,250.00	12,808.84	22,750.00	39,000.00
610040 · Telephone	243.80	140.00	2,333.92	980.00	1,680.00
Total 610000 · Utilities	5,080.76	5,465.00	30,268.45	38,255.00	65,580.00
620000 · Landscaping					
620010 · Landscape Contract	11,008.00	9,377.00	67,270.00	65,639.00	112,524.00
620020 · Landscape upgrades	0.00	670.00	299.00	4,690.00	8,040.00
620025 · Lawn Care	0.00		222.00		
620030 · Tree trimming	0.00	850.00	14,335.00	5,950.00	10,200.00
620050 · Irrigation Repairs	0.00	1,300.00	6,677.36	9,100.00	15,600.00
Total 620000 · Landscaping	11,008.00	12,197.00	88,803.36	85,379.00	146,364.00
630000 · Pool					
630010 · Pool Contract Services	1,594.10	600.00	6,446.81	4,200.00	7,200.00
630020 · Pool Extras	325.55	425.00	801.55	2,975.00	5,100.00
Total 630000 · Pool	1,919.65	1,025.00	7,248.36	7,175.00	12,300.00
640000 · Clubhouse Expenses					
640010 · Clubhouse Contract Services	280.00	280.00	2,580.00	1,960.00	3,360.00
640020 · Clubhouse supplies	24.72	100.00	24.72	700.00	1,200.00
640030 · Clubhouse Repairs	0.00		1,368.82		
640000 · Clubhouse Expenses - Other	0.00		-240.00		
Total 640000 · Clubhouse Expenses	304.72	380.00	3,733.54	2,660.00	4,560.00
650000 · Architecture					
650010 · General Repair & Maintenance	0.00	500.00	3,325.00	3,500.00	6,000.00
650015 · Roof Repairs	0.00	100.00	0.00	700.00	1,200.00
650025 · Pest Control	550.00	500.00	4,159.00	3,500.00	6,000.00
660050 · Handyman	0.00		1,825.00		
Total 650000 · Architecture	550.00	1,100.00	9,309.00	7,700.00	13,200.00
700000 · Administration					
700050 · Administration Expense	0.00	500.00	1,931.36	3,500.00	6,000.00
720000 · Insurance	0.00	3,250.00	40,479.00	22,750.00	39,000.00
730010 · Accounting	1,425.00	1,500.00	10,425.00	10,500.00	18,000.00
730015 · Tax Preparation Fee	0.00	300.00	0.00	2,100.00	3,600.00
730016 · Legal and Audit	0.00	500.00	1,854.24	3,500.00	6,000.00
730018 · Reserve Study	0.00		1,040.00		
730020 · Legal	0.00		94.50		
740000 · Income Taxes - Federal	0.00	70.00	0.00	490.00	840.00
742000 · Property Taxes	0.00	2.00	0.00	14.00	24.00
750030 · Office Supplies	0.00	50.00	0.00	350.00	600.00

Tanglewood West Homeowners Association
Profit & Loss Budget Performance
July 2023

	<u>Jul 23</u>	<u>Budget</u>	<u>Jan - Jul 23</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
770010 · Bank Charges	114.30	100.00	586.15	700.00	1,200.00
770020 · Licenses & fees	0.00	115.00	0.00	805.00	1,380.00
Total 700000 · Administration	<u>1,539.30</u>	<u>6,387.00</u>	<u>56,410.25</u>	<u>44,709.00</u>	<u>76,644.00</u>
Total Expense	<u>20,402.43</u>	<u>26,554.00</u>	<u>195,772.96</u>	<u>185,878.00</u>	<u>318,648.00</u>
Net Ordinary Income	1,287.57	10,161.00	-42,957.96	71,127.00	121,932.00
Other Income/Expense					
Other Income					
511000 · Assessments Income - RR&R	15,000.00		105,000.00		
512000 · Reserve Interest Income	123.33		616.48		
Total Other Income	<u>15,123.33</u>		<u>105,616.48</u>		
Other Expense					
800000 · Reserve					
860000 · Reserve Clubhouse	0.00	1,666.67	36,120.29	11,666.65	20,000.00
880000 · Reserve Mansards	0.00	5,000.00	0.00	35,000.00	60,000.00
Total 800000 · Reserve	<u>0.00</u>	<u>6,666.67</u>	<u>36,120.29</u>	<u>46,666.65</u>	<u>80,000.00</u>
Total Other Expense	<u>0.00</u>	<u>6,666.67</u>	<u>36,120.29</u>	<u>46,666.65</u>	<u>80,000.00</u>
Net Other Income	<u>15,123.33</u>	<u>-6,666.67</u>	<u>69,496.19</u>	<u>-46,666.65</u>	<u>-80,000.00</u>
Net Income	<u><u>16,410.90</u></u>	<u><u>3,494.33</u></u>	<u><u>26,538.23</u></u>	<u><u>24,460.35</u></u>	<u><u>41,932.00</u></u>

Tanglewood West Homeowners Association
Profit & Loss Budget vs. Actual
July 2023

	Jul 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
510000 · Assessment income	20,840.00	35,840.00	-15,000.00
530000 · Interest	0.00	25.00	-25.00
535020 · Parking Fees	850.00	850.00	0.00
Total Income	<u>21,690.00</u>	<u>36,715.00</u>	<u>-15,025.00</u>
Gross Profit	21,690.00	36,715.00	-15,025.00
Expense			
610000 · Utilites			
610010 · Electricity	2,239.81	1,725.00	514.81
610020 · Gas	818.77	350.00	468.77
610030 · Water	1,778.38	3,250.00	-1,471.62
610040 · Telephone	243.80	140.00	103.80
Total 610000 · Utilites	<u>5,080.76</u>	<u>5,465.00</u>	<u>-384.24</u>
620000 · Landscaping			
620010 · Landscape Contract	11,008.00	9,377.00	1,631.00
620020 · Landscape upgrades	0.00	670.00	-670.00
620030 · Tree trimming	0.00	850.00	-850.00
620050 · Irrigation Repairs	0.00	1,300.00	-1,300.00
Total 620000 · Landscaping	<u>11,008.00</u>	<u>12,197.00</u>	<u>-1,189.00</u>
630000 · Pool			
630010 · Pool Contract Services	1,594.10	600.00	994.10
630020 · Pool Extras	325.55	425.00	-99.45
Total 630000 · Pool	<u>1,919.65</u>	<u>1,025.00</u>	<u>894.65</u>
640000 · Clubhouse Expenses			
640010 · Clubhouse Contract Services	280.00	280.00	0.00
640020 · Clubhouse supplies	24.72	100.00	-75.28
Total 640000 · Clubhouse Expenses	<u>304.72</u>	<u>380.00</u>	<u>-75.28</u>
650000 · Architecture			
650010 · General Repair & Maintenance	0.00	500.00	-500.00
650015 · Roof Repairs	0.00	100.00	-100.00
650025 · Pest Control	550.00	500.00	50.00
Total 650000 · Architecture	<u>550.00</u>	<u>1,100.00</u>	<u>-550.00</u>
700000 · Administration			
700050 · Administration Expense	0.00	500.00	-500.00
720000 · Insurance	0.00	3,250.00	-3,250.00
730010 · Accounting	1,425.00	1,500.00	-75.00
730015 · Tax Preparation Fee	0.00	300.00	-300.00
730016 · Legal and Audit	0.00	500.00	-500.00
740000 · Income Taxes - Federal	0.00	70.00	-70.00
742000 · Property Taxes	0.00	2.00	-2.00
750030 · Office Supplies	0.00	50.00	-50.00
770010 · Bank Charges	114.30	100.00	14.30
770020 · Licenses & fees	0.00	115.00	-115.00
Total 700000 · Administration	<u>1,539.30</u>	<u>6,387.00</u>	<u>-4,847.70</u>
Total Expense	<u>20,402.43</u>	<u>26,554.00</u>	<u>-6,151.57</u>
Net Ordinary Income	1,287.57	10,161.00	-8,873.43

Tanglewood West Homeowners Association
Profit & Loss Budget vs. Actual
July 2023

	Jul 23	Budget	\$ Over Budget
Other Income/Expense			
Other Income			
511000 · Assessments Income - RR&R	15,000.00		
512000 · Reserve Interest Income	123.33		
	15,123.33		
Total Other Income	15,123.33		
Other Expense			
800000 · Reserve			
860000 · Reserve Clubhouse	0.00	1,666.67	-1,666.67
880000 · Reserve Mansards	0.00	5,000.00	-5,000.00
	0.00	6,666.67	-6,666.67
Total 800000 · Reserve	0.00	6,666.67	-6,666.67
Total Other Expense	0.00	6,666.67	-6,666.67
Net Other Income	15,123.33	-6,666.67	21,790.00
Net Income	16,410.90	3,494.33	12,916.57

**Tanglewood West Homeowners Association
Profit & Loss**

January through July 2023

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	TOTAL
Ordinary Income/Expense								
Income								
510000 · Assessment income	20,840.00	20,840.00	20,840.00	20,840.00	20,840.00	20,840.00	20,840.00	145,880.00
535020 · Parking Fees	850.00	850.00	850.00	850.00	850.00	850.00	850.00	5,950.00
540050 · Newsletter Advertising	0.00	585.00	0.00	0.00	0.00	0.00	0.00	585.00
550020 · Pool Key	0.00	0.00	0.00	0.00	0.00	200.00	0.00	200.00
550030 · Transfer fees	0.00	0.00	200.00	0.00	0.00	0.00	0.00	200.00
Total Income	21,690.00	22,275.00	21,890.00	21,690.00	21,690.00	21,890.00	21,690.00	152,815.00
Gross Profit	21,690.00	22,275.00	21,890.00	21,690.00	21,690.00	21,890.00	21,690.00	152,815.00
Expense								
610000 · Utilities								
610010 · Electricity	1,867.76	1,847.77	1,864.28	1,913.10	1,884.03	1,963.64	2,239.81	13,580.39
610020 · Gas	203.42	5.10	6.92	0.00	511.09	0.00	818.77	1,545.30
610030 · Water	5,023.59	244.14	2,676.53	636.03	2,450.17	0.00	1,778.38	12,808.84
610040 · Telephone	340.76	332.27	326.77	254.71	449.55	386.06	243.80	2,333.92
Total 610000 · Utilities	7,435.53	2,429.28	4,874.50	2,803.84	5,294.84	2,349.70	5,080.76	30,268.45
620000 · Landscaping								
620010 · Landscape Contract	6,115.00	6,115.00	11,008.00	11,008.00	11,008.00	11,008.00	11,008.00	67,270.00
620020 · Landscape upgrades	0.00	0.00	0.00	0.00	299.00	0.00	0.00	299.00
620025 · Lawn Care	0.00	0.00	0.00	0.00	222.00	0.00	0.00	222.00
620030 · Tree trimming	0.00	0.00	0.00	0.00	12,885.00	1,450.00	0.00	14,335.00
620050 · Irrigation Repairs	0.00	595.84	1,466.66	869.50	1,600.88	2,144.48	0.00	6,677.36
Total 620000 · Landscaping	6,115.00	6,710.84	12,474.66	11,877.50	26,014.88	14,602.48	11,008.00	88,803.36
630000 · Pool								
630010 · Pool Contract Services	916.67	881.46	0.00	533.43	896.67	1,624.48	1,594.10	6,446.81
630020 · Pool Extras	476.00	0.00	0.00	0.00	0.00	0.00	325.55	801.55
Total 630000 · Pool	1,392.67	881.46	0.00	533.43	896.67	1,624.48	1,919.65	7,248.36
640000 · Clubhouse Expenses								
640010 · Clubhouse Contract Services	400.00	280.00	280.00	340.00	720.00	280.00	280.00	2,580.00
640020 · Clubhouse supplies	0.00	0.00	0.00	0.00	0.00	0.00	24.72	24.72
640030 · Clubhouse Repairs	525.00	0.00	843.82	0.00	0.00	0.00	0.00	1,368.82
640000 · Clubhouse Expenses - Other	-120.00	0.00	0.00	-120.00	0.00	0.00	0.00	-240.00
Total 640000 · Clubhouse Expenses	805.00	280.00	1,123.82	220.00	720.00	280.00	304.72	3,733.54
650000 · Architecture								
650010 · General Repair & Maintenance	1,600.00	0.00	1,300.00	0.00	425.00	0.00	0.00	3,325.00
650025 · Pest Control	1,203.00	0.00	1,203.00	0.00	1,203.00	0.00	550.00	4,159.00
660050 · Handyman	1,825.00	0.00	0.00	0.00	0.00	0.00	0.00	1,825.00
Total 650000 · Architecture	4,628.00	0.00	2,503.00	0.00	1,628.00	0.00	550.00	9,309.00
700000 · Administration								
700050 · Administration Expense	0.00	761.40	204.00	0.00	911.34	54.62	0.00	1,931.36
720000 · Insurance	0.00	0.00	384.00	2,200.00	37,895.00	0.00	0.00	40,479.00
730010 · Accounting	1,425.00	1,425.00	1,425.00	1,425.00	1,800.00	1,500.00	1,425.00	10,425.00
730016 · Legal and Audit	0.00	0.00	506.24	0.00	1,348.00	0.00	0.00	1,854.24
730018 · Reserve Study	0.00	520.00	0.00	520.00	0.00	0.00	0.00	1,040.00
730020 · Legal	94.50	0.00	0.00	0.00	0.00	0.00	0.00	94.50
770010 · Bank Charges	0.00	90.65	109.40	110.05	72.30	89.45	114.30	586.15
Total 700000 · Administration	1,519.50	2,797.05	2,628.64	4,255.05	42,026.64	1,644.07	1,539.30	56,410.25
Total Expense	21,895.70	13,098.63	23,604.62	19,689.82	76,581.03	20,500.73	20,402.43	195,772.96
Net Ordinary Income	-205.70	9,176.37	-1,714.62	2,000.18	-54,891.03	1,389.27	1,287.57	-42,957.96
Other Income/Expense								
Other Income								
511000 · Assessments Income - RR&R	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	105,000.00
512000 · Reserve Interest Income	4.89	4.30	120.97	120.20	123.46	119.33	123.33	616.48
Total Other Income	15,004.89	15,004.30	15,120.97	15,120.20	15,123.46	15,119.33	15,123.33	105,616.48
Other Expense								
800000 · Reserve								
860000 · Reserve Clubhouse	5,926.58	6,480.57	19,800.00	2,355.69	1,557.45	0.00	0.00	36,120.29
Total 800000 · Reserve	5,926.58	6,480.57	19,800.00	2,355.69	1,557.45	0.00	0.00	36,120.29
Total Other Expense	5,926.58	6,480.57	19,800.00	2,355.69	1,557.45	0.00	0.00	36,120.29
Net Other Income	9,078.31	8,523.73	-4,679.03	12,764.51	13,566.01	15,119.33	15,123.33	69,496.19
Net Income	8,872.61	17,700.10	-6,393.65	14,764.69	-41,325.02	16,508.60	16,410.90	26,538.23