

Tall Pines Treasurer's Report – January 2024

January 2023	Actual	Budget	Vs Budget
Monthly Income	\$19,148	\$18,386	\$762
Monthly Operating Expenses	\$9,926	\$12,195	\$2,269
Monthly Reserve Funding	\$6,191	\$6,191	\$0
Monthly Net Surplus / (Deficit)			\$3,031
Year-To-Date			
Year-To-Date	Actual	Budget	Vs Budget
YTD Income	\$206,442	\$202,244	\$4,198
YTD Operating Expenses	\$141,434	\$134,145	(\$7,290)
YTD Reserve Funding	\$68,099	\$68,099	\$0
YTD Net Surplus / (Deficit)			(\$3,092)
Operating Accounts			
Operating Accounts	Amount		
General Operating Account	\$10,646		
Petty Cash	\$585		
Reserve Funds			
Reserve Funds	Current Month	Prior Month	Change
General	\$5,113	\$4,781	\$332
Paving	\$230,064	\$236,295	(\$6,231)
Irrigation	\$19,348	\$18,819	\$528
Clubhouse	\$57,110	\$57,591	(\$481)
Landscaping	\$25,737	\$28,182	(\$2,446)
Interest	\$17,022	\$10,038	\$6,984
Deferred Maintenance	\$75,492	\$73,411	\$2,081
TOTAL RESERVE FUNDS	\$429,885	\$429,117	\$768

Comments:

- The income surplus was primarily because we collected \$900 in clubhouse rental fees.
- Operating expenses were significantly under-budget because the monthly irrigation invoice was not paid in January. Irrigation expense will be trued-up in February.
- We spent about \$10,000 from our reserves for paving, landscaping and the clubhouse.
- The \$100,000 CD at South State Bank matured in January, earning \$4,414. The full amount, \$104,414 was re-invested in a 7-month CD at South State Bank @ 4.75%. That CD will mature on August 23, 2024.

Ameritech provided the monthly financials report on February 8, 2024

The treasurer's report was prepared on February 11, 2024