

Tall Pines Treasurer's Report – April 2024

April 2024	Actual	Budget	Vs Budget
Monthly Income	\$20,379	\$19,884	\$495
Monthly Operating Expenses	\$7,409	\$14,055	\$6,646
Monthly Reserve Funding	\$5,829	\$5,829	\$0
Monthly Net Surplus / (Deficit)			\$7,141
Year-To-Date	Actual	Budget	Vs Budget
YTD Income	\$41,073	\$39,768	\$1,305
YTD Operating Expenses	\$19,222	\$28,110	\$8,889
YTD Reserve Funding	\$11,658	\$11,658	\$0
YTD Net Surplus / (Deficit)			\$10,194
Operating Accounts	Amount		
General Operating Account	\$20,292		
Petty Cash	\$585		
Reserve Funds	Current Month	Prior Month	Change
General	\$3,078	\$3,078	\$0
Paving	\$234,018	\$232,604	\$1,414
Irrigation	\$20,952	\$20,414	\$538
Clubhouse	\$58,160	\$57,740	\$420
Landscaping	\$25,855	\$25,317	\$538
Interest	\$19,049	\$17,473	\$1,576
Deferred Maintenance	\$84,365	\$81,340	\$3,025
TOTAL RESERVE FUNDS	\$445,478	\$437,966	\$7,511

Treasurer Comments:

- Of the \$6,600+ monthly surplus in operating expenses:
 - More than half of that is because 3 expenses were not paid this month – Lawn, Maintenance and Insurance. Combined, those expense expenses are ~\$3,700. I'd expect overages next month for Lawn and Maintenance; and insurance in May or June when we pay the annual premium.
 - The remainder of the surplus is because we simply didn't spend as much as budgeted for things like building maintenance, clubhouse cleaning and electric.
- YTD, the report shows we have a YTD surplus of nearly \$8,900. However, when you account for budgeted expenses that haven't been paid yet (insurance, maintenance and lawn service), in reality, the annual surplus is closer to \$3,600. Still a surplus, which is good, but not \$8,900.

Ameritech provided the monthly financials report on May 7, 2024

The treasurer's report was prepared on May 12, 2024