



Financial Reporting Package

Angeline Master Homeowners Association, Inc.

1/1/2023 to 1/31/2023

Always Home for You

Angeline Master Homeowners Association, Inc.

Balance Sheet

1/31/2023

Assets

Cash - Operating

10100 - AAB -Operating \$217,109.52

10300 - Angeline Club \$57,826.54

Cash - Operating Total \$274,936.06

Accounts Receivable

11100 - A/R - Mx. Receivable \$120.00

11200 - A/R - Assessments \$72,137.48

Accounts Receivable Total \$72,257.48

Current Asset

14100 - PPD Liability Insurance \$2,825.93

Current Asset Total \$2,825.93

Assets Total \$350,019.47

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$44,880.46

22000 - Accounts Payable \$2,630.00

22010 - Due to Angeline Club \$57,826.54

22100 - Prepaid Owner Assessments \$748.01

22400 - Accrued Expenses \$20.00

Current Liability Total \$106,105.01

Retained Earnings \$225,245.12

Net Income \$18,669.34

Liabilities & Equity Total \$350,019.47

Angeline Master Homeowners Association, Inc.
Income Statement
1/1/2023 - 1/31/2023

1/1/2023 - 1/31/2023

1/1/2023 - 1/31/2023

| Accounts | Actual | Budget | Variance | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|--|--------------------|--------------------|----------------------|--------------------|--------------------|----------------------|---------------------|
| Income | | | | | | | |
| <u>Income</u> | | | | | | | |
| 40000 - Assessment Income | \$21,643.51 | \$38,992.67 | (\$17,349.16) | \$21,643.51 | \$38,992.67 | (\$17,349.16) | \$467,912.00 |
| 41900 - Interest Income - Operating | \$4.60 | \$0.00 | \$4.60 | \$4.60 | \$0.00 | \$4.60 | \$0.00 |
| Total Income | \$21,648.11 | \$38,992.67 | (\$17,344.56) | \$21,648.11 | \$38,992.67 | (\$17,344.56) | \$467,912.00 |
| Total Income | \$21,648.11 | \$38,992.67 | (\$17,344.56) | \$21,648.11 | \$38,992.67 | (\$17,344.56) | \$467,912.00 |
| Expense | | | | | | | |
| <u>Fixed Costs</u> | | | | | | | |
| 60200 - Onsite Manager | \$0.00 | \$8,333.33 | \$8,333.33 | \$0.00 | \$8,333.33 | \$8,333.33 | \$100,000.00 |
| 60300 - Accounting Fees & Tax Prep | \$0.00 | \$70.83 | \$70.83 | \$0.00 | \$70.83 | \$70.83 | \$850.00 |
| 60350 - Legal Fees | \$0.00 | \$83.33 | \$83.33 | \$0.00 | \$83.33 | \$83.33 | \$1,000.00 |
| 60500 - AP Expense | \$20.00 | \$20.00 | \$0.00 | \$20.00 | \$20.00 | \$0.00 | \$240.00 |
| 60700 - Insurance Liability/Property/Umb | \$313.99 | \$250.00 | (\$63.99) | \$313.99 | \$250.00 | (\$63.99) | \$3,000.00 |
| 60750 - Insurance - D&O | \$0.00 | \$133.33 | \$133.33 | \$0.00 | \$133.33 | \$133.33 | \$1,600.00 |
| 60950 - Insurance - Fidelity Bond/Crime | \$0.00 | \$83.33 | \$83.33 | \$0.00 | \$83.33 | \$83.33 | \$1,000.00 |
| 61100 - Mailings | \$13.85 | \$83.33 | \$69.48 | \$13.85 | \$83.33 | \$69.48 | \$1,000.00 |
| 61150 - Website | \$85.00 | \$125.00 | \$40.00 | \$85.00 | \$125.00 | \$40.00 | \$1,500.00 |
| 61300 - Corporate Annual Report | \$0.00 | \$5.17 | \$5.17 | \$0.00 | \$5.17 | \$5.17 | \$62.00 |
| 61350 - Bad Debt | \$25.93 | \$0.00 | (\$25.93) | \$25.93 | \$0.00 | (\$25.93) | \$0.00 |
| 61400 - Events | \$0.00 | \$1,666.67 | \$1,666.67 | \$0.00 | \$1,666.67 | \$1,666.67 | \$20,000.00 |
| 61500 - Storage | \$0.00 | \$25.00 | \$25.00 | \$0.00 | \$25.00 | \$25.00 | \$300.00 |
| Total Fixed Costs | \$458.77 | \$10,879.32 | \$10,420.55 | \$458.77 | \$10,879.32 | \$10,420.55 | \$130,552.00 |
| <u>Telecommunications</u> | | | | | | | |
| 68250 - ULTRAFI (Internet & Cable) | \$0.00 | \$18,000.00 | \$18,000.00 | \$0.00 | \$18,000.00 | \$18,000.00 | \$216,000.00 |
| Total Telecommunications | \$0.00 | \$18,000.00 | \$18,000.00 | \$0.00 | \$18,000.00 | \$18,000.00 | \$216,000.00 |
| <u>Variable Costs</u> | | | | | | | |
| 60150 - Management Fees | \$2,520.00 | \$2,700.00 | \$180.00 | \$2,520.00 | \$2,700.00 | \$180.00 | \$32,400.00 |
| 60450 - Payment Coupons | \$0.00 | \$180.00 | \$180.00 | \$0.00 | \$180.00 | \$180.00 | \$2,160.00 |
| 61600 - Contingency | \$0.00 | \$7,233.33 | \$7,233.33 | \$0.00 | \$7,233.33 | \$7,233.33 | \$86,800.00 |
| Total Variable Costs | \$2,520.00 | \$10,113.33 | \$7,593.33 | \$2,520.00 | \$10,113.33 | \$7,593.33 | \$121,360.00 |
| Total Expense | \$2,978.77 | \$38,992.65 | \$36,013.88 | \$2,978.77 | \$38,992.65 | \$36,013.88 | \$467,912.00 |
| Operating Net Income | \$18,669.34 | \$0.02 | \$18,669.32 | \$18,669.34 | \$0.02 | \$18,669.32 | \$0.00 |
| Net Income | \$18,669.34 | \$0.02 | \$18,669.32 | \$18,669.34 | \$0.02 | \$18,669.32 | \$0.00 |