



## Financial Reporting Package

Angeline Master Homeowners Association, Inc.

2/1/2023 to 2/28/2023

Always Home for You

**Angeline Master Homeowners Association, Inc.**

**Balance Sheet**

**2/28/2023**

**Assets**

Cash - Operating

10100 - AAB -Operating	\$221,091.13
10300 - Angeline Club	\$67,136.66

<u>Cash - Operating Total</u>	<u>\$288,227.79</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$270.00
11200 - A/R - Assessments	\$67,109.72

<u>Accounts Receivable Total</u>	<u>\$67,379.72</u>
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Current Asset

13000 - Prepaid Expenses	\$616.67
14100 - PPD Liability Insurance	\$2,511.94

<u>Current Asset Total</u>	<u>\$3,128.61</u>
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<i>Assets Total</i>		\$358,736.12
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**Liabilities and Equity**

Current Liability

20500 - Deferred Assessments	\$22,943.53
22000 - Accounts Payable	\$1,271.97
22010 - Due to Angeline Club	\$66,527.66
22015 - Due to Angeline Club - Sales Tax on Club Contribution	\$609.00
22100 - Prepaid Owner Assessments	\$3,881.36
22400 - Accrued Expenses	\$40.00

<u>Current Liability Total</u>	<u>\$95,273.52</u>
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<u>Retained Earnings</u>	\$225,245.12
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<u>Net Income</u>	\$38,217.48
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<i>Liabilities &amp; Equity Total</i>		\$358,736.12
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**Angeline Master Homeowners Association, Inc.**  
**Income Statement**  
**2/1/2023 - 2/28/2023**

2/1/2023 - 2/28/2023

1/1/2023 - 2/28/2023

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
40000 - Assessment Income	\$23,883.53	\$38,992.67	(\$15,109.14)	\$45,527.04	\$77,985.34	(\$32,458.30)	\$467,912.00
41900 - Interest Income - Operating	\$4.21	\$0.00	\$4.21	\$8.81	\$0.00	\$8.81	\$0.00
<b>Total Income</b>	<b>\$23,887.74</b>	<b>\$38,992.67</b>	<b>(\$15,104.93)</b>	<b>\$45,535.85</b>	<b>\$77,985.34</b>	<b>(\$32,449.49)</b>	<b>\$467,912.00</b>
<b>Total Income</b>	<b>\$23,887.74</b>	<b>\$38,992.67</b>	<b>(\$15,104.93)</b>	<b>\$45,535.85</b>	<b>\$77,985.34</b>	<b>(\$32,449.49)</b>	<b>\$467,912.00</b>
<b>Expense</b>							
<u>Fixed Costs</u>							
60200 - Onsite Manager	\$0.00	\$8,333.33	\$8,333.33	\$0.00	\$16,666.66	\$16,666.66	\$100,000.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$70.83	\$70.83	\$0.00	\$141.66	\$141.66	\$850.00
60350 - Legal Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$40.00	\$40.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$313.99	\$250.00	(\$63.99)	\$627.98	\$500.00	(\$127.98)	\$3,000.00
60750 - Insurance - D&O	\$0.00	\$133.33	\$133.33	\$0.00	\$266.66	\$266.66	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
61100 - Mailings	\$40.01	\$83.33	\$43.32	\$53.86	\$166.66	\$112.80	\$1,000.00
61150 - Website	\$0.00	\$125.00	\$125.00	\$85.00	\$250.00	\$165.00	\$1,500.00
61300 - Corporate Annual Report	\$0.00	\$5.17	\$5.17	\$0.00	\$10.34	\$10.34	\$62.00
61350 - Bad Debt	\$32.27	\$0.00	(\$32.27)	\$58.20	\$0.00	(\$58.20)	\$0.00
61400 - Events	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$3,333.34	\$3,333.34	\$20,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$0.00	\$50.00	\$50.00	\$300.00
<b>Total Fixed Costs</b>	<b>\$406.27</b>	<b>\$10,879.32</b>	<b>\$10,473.05</b>	<b>\$865.04</b>	<b>\$21,758.64</b>	<b>\$20,893.60</b>	<b>\$130,552.00</b>
<u>Telecommunications</u>							
68250 - ULTRAFI (Internet & Cable)	\$1,233.33	\$18,000.00	\$16,766.67	\$1,233.33	\$36,000.00	\$34,766.67	\$216,000.00
<b>Total Telecommunications</b>	<b>\$1,233.33</b>	<b>\$18,000.00</b>	<b>\$16,766.67</b>	<b>\$1,233.33</b>	<b>\$36,000.00</b>	<b>\$34,766.67</b>	<b>\$216,000.00</b>
<u>Variable Costs</u>							
60150 - Management Fees	\$2,700.00	\$2,700.00	\$0.00	\$5,220.00	\$5,400.00	\$180.00	\$32,400.00
60450 - Payment Coupons	\$0.00	\$180.00	\$180.00	\$0.00	\$360.00	\$360.00	\$2,160.00
61600 - Contingency	\$0.00	\$7,233.33	\$7,233.33	\$0.00	\$14,466.66	\$14,466.66	\$86,800.00
<b>Total Variable Costs</b>	<b>\$2,700.00</b>	<b>\$10,113.33</b>	<b>\$7,413.33</b>	<b>\$5,220.00</b>	<b>\$20,226.66</b>	<b>\$15,006.66</b>	<b>\$121,360.00</b>
<b>Total Expense</b>	<b>\$4,339.60</b>	<b>\$38,992.65</b>	<b>\$34,653.05</b>	<b>\$7,318.37</b>	<b>\$77,985.30</b>	<b>\$70,666.93</b>	<b>\$467,912.00</b>
<b>Operating Net Income</b>	<b>\$19,548.14</b>	<b>\$0.02</b>	<b>\$19,548.12</b>	<b>\$38,217.48</b>	<b>\$0.04</b>	<b>\$38,217.44</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>\$19,548.14</b>	<b>\$0.02</b>	<b>\$19,548.12</b>	<b>\$38,217.48</b>	<b>\$0.04</b>	<b>\$38,217.44</b>	<b>\$0.00</b>