



Financial Reporting Package

Angeline Master Homeowners Association, Inc.

4/1/2023 to 4/30/2023

Always Home for You

Angeline Master Homeowners Association, Inc.

Balance Sheet

4/30/2023

Assets

Cash - Operating

10100 - AAB -Operating	\$297,807.73
10300 - Angeline Club	\$123,710.43

<u>Cash - Operating Total</u>	<u>\$421,518.16</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$181.11
11200 - A/R - Assessments	\$105,150.36

<u>Accounts Receivable Total</u>	<u>\$105,331.47</u>
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Current Asset

14100 - PPD Liability Insurance	\$1,883.96
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<u>Current Asset Total</u>	<u>\$1,883.96</u>
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<i>Assets Total</i>		\$528,733.59
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$60,515.48
22000 - Accounts Payable	\$1,986.00
22010 - Due to Angeline Club	\$119,531.43
22015 - Due to Angeline Club - Sales Tax on Club Contribution	\$4,179.00
22100 - Prepaid Owner Assessments	\$9,383.43
22400 - Accrued Expenses	\$80.00

<u>Current Liability Total</u>	<u>\$195,675.34</u>
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<u>Retained Earnings</u>	\$225,245.12
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<u>Net Income</u>	\$107,813.13
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<i>Liabilities & Equity Total</i>		\$528,733.59
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Angeline Master Homeowners Association, Inc.
Income Statement
4/1/2023 - 4/30/2023

4/1/2023 - 4/30/2023	1/1/2023 - 4/30/2023
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$30,019.87	\$38,992.67	(\$8,972.80)	\$108,098.12	\$155,970.68	(\$47,872.56)	\$467,912.00
40700 - Capital Contribution	\$5,100.00	\$0.00	\$5,100.00	\$28,200.00	\$0.00	\$28,200.00	\$0.00
41100 - Late Fees	\$75.00	\$0.00	\$75.00	\$75.00	\$0.00	\$75.00	\$0.00
41200 - Interest - Delinquent Accounts	\$16.11	\$0.00	\$16.11	\$16.11	\$0.00	\$16.11	\$0.00
41900 - Interest Income - Operating	\$6.10	\$0.00	\$6.10	\$19.85	\$0.00	\$19.85	\$0.00
Total Income	\$35,217.08	\$38,992.67	(\$3,775.59)	\$136,409.08	\$155,970.68	(\$19,561.60)	\$467,912.00
Total Income	\$35,217.08	\$38,992.67	(\$3,775.59)	\$136,409.08	\$155,970.68	(\$19,561.60)	\$467,912.00
Expense							
<u>Fixed Costs</u>							
60200 - Onsite Manager	\$0.00	\$8,333.33	\$8,333.33	\$0.00	\$33,333.32	\$33,333.32	\$100,000.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$70.83	\$70.83	\$0.00	\$283.32	\$283.32	\$850.00
60350 - Legal Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$80.00	\$80.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$313.99	\$250.00	(\$63.99)	\$1,255.96	\$1,000.00	(\$255.96)	\$3,000.00
60750 - Insurance - D&O	\$0.00	\$133.33	\$133.33	\$0.00	\$533.32	\$533.32	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
61100 - Mailings	\$0.60	\$83.33	\$82.73	\$96.33	\$333.32	\$236.99	\$1,000.00
61150 - Website	\$0.00	\$125.00	\$125.00	\$170.00	\$500.00	\$330.00	\$1,500.00
61300 - Corporate Annual Report	\$61.25	\$5.17	(\$56.08)	\$61.25	\$20.68	(\$40.57)	\$62.00
61350 - Bad Debt	\$3.56	\$0.00	(\$3.56)	\$122.98	\$0.00	(\$122.98)	\$0.00
61400 - Events	\$1,104.81	\$1,666.67	\$561.86	\$1,104.81	\$6,666.68	\$5,561.87	\$20,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$0.00	\$100.00	\$100.00	\$300.00
Total Fixed Costs	\$1,504.21	\$10,879.32	\$9,375.11	\$2,891.33	\$43,517.28	\$40,625.95	\$130,552.00
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$11,500.00	\$18,000.00	\$6,500.00	\$13,350.00	\$72,000.00	\$58,650.00	\$216,000.00
Total Telecommunications	\$11,500.00	\$18,000.00	\$6,500.00	\$13,350.00	\$72,000.00	\$58,650.00	\$216,000.00
<u>Variable Costs</u>							
60150 - Management Fees	\$3,277.50	\$2,700.00	(\$577.50)	\$11,775.00	\$10,800.00	(\$975.00)	\$32,400.00
60450 - Payment Coupons	\$0.00	\$180.00	\$180.00	\$129.70	\$720.00	\$590.30	\$2,160.00
61600 - Contingency	\$449.92	\$7,233.33	\$6,783.41	\$449.92	\$28,933.32	\$28,483.40	\$86,800.00
Total Variable Costs	\$3,727.42	\$10,113.33	\$6,385.91	\$12,354.62	\$40,453.32	\$28,098.70	\$121,360.00
Total Expense	\$16,731.63	\$38,992.65	\$22,261.02	\$28,595.95	\$155,970.60	\$127,374.65	\$467,912.00
Operating Net Income	\$18,485.45	\$0.02	\$18,485.43	\$107,813.13	\$0.08	\$107,813.05	\$0.00
Net Income	\$18,485.45	\$0.02	\$18,485.43	\$107,813.13	\$0.08	\$107,813.05	\$0.00