



Financial Reporting Package

Angeline Master Homeowners Association, Inc.

6/1/2023 to 6/30/2023

Always Home for You

Angeline Master Homeowners Association, Inc.

Balance Sheet

6/30/2023

Assets

Cash - Operating

10100 - AAB -Operating	\$433,371.57
10300 - Angeline Club	\$196,476.84

<u>Cash - Operating Total</u>	<u>\$629,848.41</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$1,123.61
11200 - A/R - Assessments	\$1,489.89

<u>Accounts Receivable Total</u>	<u>\$2,613.50</u>
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$147.20)
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<u>Allowance for Bad Debt Total</u>	<u>(\$147.20)</u>
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Current Asset

14100 - PPD Liability Insurance	\$1,255.98
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<u>Current Asset Total</u>	<u>\$1,255.98</u>
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<i>Assets Total</i>		\$633,570.69
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Liabilities and Equity

Current Liability

22000 - Accounts Payable	\$517.25
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22010 - Due to Angeline Club	\$187,537.84
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22015 - Due to Angeline Club - Sales Tax on Club Contribution	\$8,939.00
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22020 - Due to Gig Fiber LLC	\$1,584.00
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22100 - Prepaid Owner Assessments	\$37,295.10
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22400 - Accrued Expenses	\$120.00
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<u>Current Liability Total</u>	<u>\$235,993.19</u>
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<u>Retained Earnings</u>	\$225,245.12
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<u>Net Income</u>	\$172,332.38
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<i>Liabilities & Equity Total</i>		\$633,570.69
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Angeline Master Homeowners Association, Inc.
Income Statement
6/1/2023 - 6/30/2023

6/1/2023 - 6/30/2023	1/1/2023 - 6/30/2023
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$37,276.27	\$38,992.67	(\$1,716.40)	\$177,302.91	\$233,956.02	(\$56,653.11)	\$467,912.00
40700 - Capital Contribution	\$8,100.00	\$0.00	\$8,100.00	\$36,300.00	\$0.00	\$36,300.00	\$0.00
41100 - Late Fees	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00
41200 - Interest - Delinquent Accounts	\$12.43	\$0.00	\$12.43	\$34.75	\$0.00	\$34.75	\$0.00
41900 - Interest Income - Operating	\$8.29	\$0.00	\$8.29	\$34.90	\$0.00	\$34.90	\$0.00
Total Income	\$45,396.99	\$38,992.67	\$6,404.32	\$213,747.56	\$233,956.02	(\$20,208.46)	\$467,912.00
Total Income	\$45,396.99	\$38,992.67	\$6,404.32	\$213,747.56	\$233,956.02	(\$20,208.46)	\$467,912.00
Expense							
<u>Fixed Costs</u>							
60200 - Onsite Manager	\$0.00	\$8,333.33	\$8,333.33	\$0.00	\$49,999.98	\$49,999.98	\$100,000.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$70.83	\$70.83	\$0.00	\$424.98	\$424.98	\$850.00
60350 - Legal Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$120.00	\$120.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$313.99	\$250.00	(\$63.99)	\$1,883.94	\$1,500.00	(\$383.94)	\$3,000.00
60750 - Insurance - D&O	\$0.00	\$133.33	\$133.33	\$0.00	\$799.98	\$799.98	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
61100 - Mailings	\$56.86	\$83.33	\$26.47	\$197.13	\$499.98	\$302.85	\$1,000.00
61150 - Website	\$0.00	\$125.00	\$125.00	\$170.00	\$750.00	\$580.00	\$1,500.00
61300 - Corporate Annual Report	\$0.00	\$5.17	\$5.17	\$61.25	\$31.02	(\$30.23)	\$62.00
61350 - Bad Debt	\$147.20	\$0.00	(\$147.20)	\$270.18	\$0.00	(\$270.18)	\$0.00
61400 - Events	\$0.00	\$1,666.67	\$1,666.67	\$1,104.81	\$10,000.02	\$8,895.21	\$20,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$300.00	\$150.00	(\$150.00)	\$300.00
Total Fixed Costs	\$538.05	\$10,879.32	\$10,341.27	\$4,107.31	\$65,275.92	\$61,168.61	\$130,552.00
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$1,353.49	\$18,000.00	\$16,646.51	\$15,543.74	\$108,000.00	\$92,456.26	\$216,000.00
Total Telecommunications	\$1,353.49	\$18,000.00	\$16,646.51	\$15,543.74	\$108,000.00	\$92,456.26	\$216,000.00
<u>Variable Costs</u>							
60150 - Management Fees	\$3,615.00	\$2,700.00	(\$915.00)	\$18,802.50	\$16,200.00	(\$2,602.50)	\$32,400.00
60450 - Payment Coupons	\$0.00	\$180.00	\$180.00	\$161.99	\$1,080.00	\$918.01	\$2,160.00
61600 - Contingency	\$2,349.72	\$7,233.33	\$4,883.61	\$2,799.64	\$43,399.98	\$40,600.34	\$86,800.00
Total Variable Costs	\$5,964.72	\$10,113.33	\$4,148.61	\$21,764.13	\$60,679.98	\$38,915.85	\$121,360.00
Total Expense	\$7,856.26	\$38,992.65	\$31,136.39	\$41,415.18	\$233,955.90	\$192,540.72	\$467,912.00
Operating Net Income	\$37,540.73	\$0.02	\$37,540.71	\$172,332.38	\$0.12	\$172,332.26	\$0.00
Net Income	\$37,540.73	\$0.02	\$37,540.71	\$172,332.38	\$0.12	\$172,332.26	\$0.00