



Financial Reporting Package

Angeline Master Homeowners Association, Inc.

7/1/2023 to 7/31/2023

Always Home for You

Angeline Master Homeowners Association, Inc.

Balance Sheet

7/31/2023

Assets

Cash - Operating

10100 - AAB -Operating	\$441,456.67
10300 - Angeline Club	\$223,584.08

<u>Cash - Operating Total</u>	\$665,040.75
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$723.19
11200 - A/R - Assessments	\$51,972.32

<u>Accounts Receivable Total</u>	\$52,695.51
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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>	(\$147.20)
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Current Asset

13000 - Prepaid Expenses	\$9,900.00
14100 - PPD Liability Insurance	\$6,108.91

<u>Current Asset Total</u>	\$16,008.91
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<i>Assets Total</i>	\$733,597.97
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$67,790.67
22000 - Accounts Payable	\$8,805.29
22010 - Due to Angeline Club	\$214,442.10
22015 - Due to Angeline Club - Sales Tax on Club Contribution	\$10,822.00
22100 - Prepaid Owner Assessments	\$13,196.20
22400 - Accrued Expenses	\$140.00

<u>Current Liability Total</u>	\$315,196.26
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Other

38000 - Suspense	(\$1,681.02)
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<u>Other Total</u>	(\$1,681.02)
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<u>Retained Earnings</u>	\$225,245.12
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<u>Net Income</u>	\$194,837.61
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<i>Liabilities & Equity Total</i>	\$733,597.97
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Angeline Master Homeowners Association, Inc.
Income Statement
7/1/2023 - 7/31/2023

7/1/2023 - 7/31/2023	1/1/2023 - 7/31/2023
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$32,876.13	\$38,992.67	(\$6,116.54)	\$210,179.04	\$272,948.69	(\$62,769.65)	\$467,912.00
40700 - Capital Contribution	\$0.00	\$0.00	\$0.00	\$36,300.00	\$0.00	\$36,300.00	\$0.00
41100 - Late Fees	\$250.00	\$0.00	\$250.00	\$325.00	\$0.00	\$325.00	\$0.00
41200 - Interest - Delinquent Accounts	\$53.72	\$0.00	\$53.72	\$88.47	\$0.00	\$88.47	\$0.00
41500 - Access Control Device	\$2.00	\$0.00	\$2.00	\$2.00	\$0.00	\$2.00	\$0.00
41900 - Interest Income - Operating	\$9.33	\$0.00	\$9.33	\$44.23	\$0.00	\$44.23	\$0.00
Total Income	\$33,191.18	\$38,992.67	(\$5,801.49)	\$246,938.74	\$272,948.69	(\$26,009.95)	\$467,912.00
Total Income	\$33,191.18	\$38,992.67	(\$5,801.49)	\$246,938.74	\$272,948.69	(\$26,009.95)	\$467,912.00
Expense							
<u>Fixed Costs</u>							
60200 - Onsite Manager	\$0.00	\$8,333.33	\$8,333.33	\$0.00	\$58,333.31	\$58,333.31	\$100,000.00
60300 - Accounting Fees & Tax Prep	\$950.00	\$70.83	(\$879.17)	\$950.00	\$495.81	(\$454.19)	\$850.00
60350 - Legal Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$583.31	\$583.31	\$1,000.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$140.00	\$140.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$313.99	\$250.00	(\$63.99)	\$2,197.93	\$1,750.00	(\$447.93)	\$3,000.00
60750 - Insurance - D&O	\$0.00	\$133.33	\$133.33	\$0.00	\$933.31	\$933.31	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$83.33	\$83.33	\$0.00	\$583.31	\$583.31	\$1,000.00
61100 - Mailings	\$6.89	\$83.33	\$76.44	\$204.02	\$583.31	\$379.29	\$1,000.00
61150 - Website	\$0.00	\$125.00	\$125.00	\$170.00	\$875.00	\$705.00	\$1,500.00
61300 - Corporate Annual Report	\$0.00	\$5.17	\$5.17	\$61.25	\$36.19	(\$25.06)	\$62.00
61350 - Bad Debt	\$0.00	\$0.00	\$0.00	\$270.18	\$0.00	(\$270.18)	\$0.00
61400 - Events	\$0.00	\$1,666.67	\$1,666.67	\$1,104.81	\$11,666.69	\$10,561.88	\$20,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$300.00	\$175.00	(\$125.00)	\$300.00
Total Fixed Costs	\$1,290.88	\$10,879.32	\$9,588.44	\$5,398.19	\$76,155.24	\$70,757.05	\$130,552.00
<u>Telecommunications</u>							
68250 - ULTRAFI (Internet & Cable)	\$5,778.36	\$18,000.00	\$12,221.64	\$21,322.10	\$126,000.00	\$104,677.90	\$216,000.00
Total Telecommunications	\$5,778.36	\$18,000.00	\$12,221.64	\$21,322.10	\$126,000.00	\$104,677.90	\$216,000.00
<u>Variable Costs</u>							
60150 - Management Fees	\$3,615.00	\$2,700.00	(\$915.00)	\$22,417.50	\$18,900.00	(\$3,517.50)	\$32,400.00
60450 - Payment Coupons	\$1.71	\$180.00	\$178.29	\$163.70	\$1,260.00	\$1,096.30	\$2,160.00
61600 - Contingency	\$0.00	\$7,233.33	\$7,233.33	\$2,799.64	\$50,633.31	\$47,833.67	\$86,800.00
Total Variable Costs	\$3,616.71	\$10,113.33	\$6,496.62	\$25,380.84	\$70,793.31	\$45,412.47	\$121,360.00
Total Expense	\$10,685.95	\$38,992.65	\$28,306.70	\$52,101.13	\$272,948.55	\$220,847.42	\$467,912.00
Operating Net Income	\$22,505.23	\$0.02	\$22,505.21	\$194,837.61	\$0.14	\$194,837.47	\$0.00
Net Income	\$22,505.23	\$0.02	\$22,505.21	\$194,837.61	\$0.14	\$194,837.47	\$0.00