



Financial Reporting Package

Angeline Master Homeowners Association, Inc.

8/1/2023 to 8/31/2023

Always Home for You

Angeline Master Homeowners Association, Inc.

Balance Sheet

8/31/2023

Assets

Cash - Operating

10100 - AAB -Operating	\$511,387.00
10300 - Angeline Club	\$312,582.56

<u>Cash - Operating Total</u>	<u>\$823,969.56</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$1,778.04
11200 - A/R - Assessments	\$45,403.72

<u>Accounts Receivable Total</u>	<u>\$47,181.76</u>
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$116.69)
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<u>Allowance for Bad Debt Total</u>	<u>(\$116.69)</u>
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Current Asset

13000 - Prepaid Expenses	\$5,430.92
14100 - PPD Liability Insurance	\$5,207.34
14200 - PPD D&O Insurance 3/22	\$2,591.55
14400 - PPD Crime Ins 5/21	\$533.41

<u>Current Asset Total</u>	<u>\$13,763.22</u>
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<i>Assets Total</i>	<i>\$884,797.85</i>
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$53,443.04
22000 - Accounts Payable	\$510.00
22010 - Due to Angeline Club	\$296,047.56
22015 - Due to Angeline Club - Sales Tax on Club Contribution	\$16,534.00
22020 - Due to Gig Fiber LLC	\$5,643.00
22100 - Prepaid Owner Assessments	\$40,753.58
22400 - Accrued Expenses	\$160.00

<u>Current Liability Total</u>	<u>\$413,091.18</u>
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<u>Retained Earnings</u>	\$225,245.12
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<u>Net Income</u>	\$246,461.55
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<i>Liabilities & Equity Total</i>	<i>\$884,797.85</i>
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Angeline Master Homeowners Association, Inc.
Income Statement
8/1/2023 - 8/31/2023

8/1/2023 - 8/31/2023	1/1/2023 - 8/31/2023
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$41,776.33	\$38,992.67	\$2,783.66	\$251,955.37	\$311,941.36	(\$59,985.99)	\$467,912.00
40700 - Capital Contribution	\$22,800.00	\$0.00	\$22,800.00	\$59,100.00	\$0.00	\$59,100.00	\$0.00
41100 - Late Fees	\$0.00	\$0.00	\$0.00	\$325.00	\$0.00	\$325.00	\$0.00
41200 - Interest - Delinquent Accounts	\$31.21	\$0.00	\$31.21	\$119.68	\$0.00	\$119.68	\$0.00
41500 - Access Control Device	\$0.00	\$0.00	\$0.00	\$2.00	\$0.00	\$2.00	\$0.00
41750 - Lease Fee	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
41900 - Interest Income - Operating	\$9.86	\$0.00	\$9.86	\$54.09	\$0.00	\$54.09	\$0.00
Total Income	\$64,667.40	\$38,992.67	\$25,674.73	\$311,606.14	\$311,941.36	(\$335.22)	\$467,912.00
Total Income	\$64,667.40	\$38,992.67	\$25,674.73	\$311,606.14	\$311,941.36	(\$335.22)	\$467,912.00
Expense							
<u>Fixed Costs</u>							
60200 - Onsite Manager	\$0.00	\$8,333.33	\$8,333.33	\$0.00	\$66,666.64	\$66,666.64	\$100,000.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$70.83	\$70.83	\$950.00	\$566.64	(\$383.36)	\$850.00
60350 - Legal Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$1,000.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$160.00	\$160.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$901.57	\$250.00	(\$651.57)	\$3,099.50	\$2,000.00	(\$1,099.50)	\$3,000.00
60750 - Insurance - D&O	\$235.60	\$133.33	(\$102.27)	\$235.60	\$1,066.64	\$831.04	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$48.49	\$83.33	\$34.84	\$48.49	\$666.64	\$618.15	\$1,000.00
61100 - Mailings	\$40.67	\$83.33	\$42.66	\$244.69	\$666.64	\$421.95	\$1,000.00
61150 - Website	\$95.00	\$125.00	\$30.00	\$265.00	\$1,000.00	\$735.00	\$1,500.00
61300 - Corporate Annual Report	\$0.00	\$5.17	\$5.17	\$61.25	\$41.36	(\$19.89)	\$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	\$13,333.36	\$12,228.55	\$20,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$300.00	\$200.00	(\$100.00)	\$300.00
Total Fixed Costs	\$1,341.33	\$10,879.32	\$9,537.99	\$6,739.52	\$87,034.56	\$80,295.04	\$130,552.00
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$7,515.42	\$18,000.00	\$10,484.58	\$28,837.52	\$144,000.00	\$115,162.48	\$216,000.00
Total Telecommunications	\$7,515.42	\$18,000.00	\$10,484.58	\$28,837.52	\$144,000.00	\$115,162.48	\$216,000.00
<u>Variable Costs</u>							
60150 - Management Fees	\$4,185.00	\$2,700.00	(\$1,485.00)	\$26,602.50	\$21,600.00	(\$5,002.50)	\$32,400.00
60450 - Payment Coupons	\$1.71	\$180.00	\$178.29	\$165.41	\$1,440.00	\$1,274.59	\$2,160.00
61600 - Contingency	\$0.00	\$7,233.33	\$7,233.33	\$2,799.64	\$57,866.64	\$55,067.00	\$86,800.00
Total Variable Costs	\$4,186.71	\$10,113.33	\$5,926.62	\$29,567.55	\$80,906.64	\$51,339.09	\$121,360.00
Total Expense	\$13,043.46	\$38,992.65	\$25,949.19	\$65,144.59	\$311,941.20	\$246,796.61	\$467,912.00
Operating Net Income	\$51,623.94	\$0.02	\$51,623.92	\$246,461.55	\$0.16	\$246,461.39	\$0.00
Net Income	\$51,623.94	\$0.02	\$51,623.92	\$246,461.55	\$0.16	\$246,461.39	\$0.00