



Financial Reporting Package

Angeline Master Homeowners Association, Inc.

9/1/2023 to 9/30/2023

Always Home for You

Angeline Master Homeowners Association, Inc.

Balance Sheet

9/30/2023

Assets

Cash - Operating

10100 - AAB -Operating	\$539,670.75
10300 - Angeline Club	\$363,949.34

<u>Cash - Operating Total</u>	<u>\$903,620.09</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$771.86
11200 - A/R - Assessments	\$41,951.43

<u>Accounts Receivable Total</u>	<u>\$42,723.29</u>
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Current Asset

13000 - Prepaid Expenses	\$5,430.92
14100 - PPD Liability Insurance	\$4,305.77
14200 - PPD D&O Insurance 3/22	\$2,355.95
14400 - PPD Crime Ins 5/21	\$484.92

<u>Current Asset Total</u>	<u>\$12,577.56</u>
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<i>Assets Total</i>		\$958,920.94
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Liabilities and Equity

Current Liability

22000 - Accounts Payable	\$210.00
22010 - Due to Angeline Club	\$344,055.34
22015 - Due to Angeline Club - Sales Tax on Club Contribution	\$19,894.00
22020 - Due to Gig Fiber LLC	\$9,009.00
22100 - Prepaid Owner Assessments	\$68,407.93
22400 - Accrued Expenses	\$180.00

<u>Current Liability Total</u>	<u>\$441,756.27</u>
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<u>Retained Earnings</u>	\$225,245.12
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<u>Net Income</u>	\$291,919.55
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<i>Liabilities & Equity Total</i>		\$958,920.94
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Angeline Master Homeowners Association, Inc.
Income Statement
9/1/2023 - 9/30/2023

9/1/2023 - 9/30/2023	1/1/2023 - 9/30/2023
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$55,895.59	\$38,992.67	\$16,902.92	\$307,850.96	\$350,934.03	(\$43,083.07)	\$467,912.00
40700 - Capital Contribution	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$119.68	\$0.00	\$119.68	\$0.00
41500 - Access Control Device	(\$1.00)	\$0.00	(\$1.00)	\$1.00	\$0.00	\$1.00	\$0.00
41750 - Lease Fee	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
41900 - Interest Income - Operating	\$10.83	\$0.00	\$10.83	\$64.92	\$0.00	\$64.92	\$0.00
Total Income	\$55,905.42	\$38,992.67	\$16,912.75	\$367,511.56	\$350,934.03	\$16,577.53	\$467,912.00
Total Income	\$55,905.42	\$38,992.67	\$16,912.75	\$367,511.56	\$350,934.03	\$16,577.53	\$467,912.00
Expense							
<u>Fixed Costs</u>							
60200 - Onsite Manager	\$0.00	\$8,333.33	\$8,333.33	\$0.00	\$74,999.97	\$74,999.97	\$100,000.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$70.83	\$70.83	\$950.00	\$637.47	(\$312.53)	\$850.00
60350 - Legal Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$180.00	\$180.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$901.57	\$250.00	(\$651.57)	\$4,001.07	\$2,250.00	(\$1,751.07)	\$3,000.00
60750 - Insurance - D&O	\$235.60	\$133.33	(\$102.27)	\$471.20	\$1,199.97	\$728.77	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$48.49	\$83.33	\$34.84	\$96.98	\$749.97	\$652.99	\$1,000.00
61100 - Mailings	\$17.17	\$83.33	\$66.16	\$261.86	\$749.97	\$488.11	\$1,000.00
61150 - Website	\$95.00	\$125.00	\$30.00	\$360.00	\$1,125.00	\$765.00	\$1,500.00
61300 - Corporate Annual Report	\$0.00	\$5.17	\$5.17	\$61.25	\$46.53	(\$14.72)	\$62.00
61350 - Bad Debt	(\$10.77)	\$0.00	\$10.77	\$259.41	\$0.00	(\$259.41)	\$0.00
61400 - Events	\$0.00	\$1,666.67	\$1,666.67	\$1,104.81	\$15,000.03	\$13,895.22	\$20,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$300.00	\$225.00	(\$75.00)	\$300.00
Total Fixed Costs	\$1,307.06	\$10,879.32	\$9,572.26	\$8,046.58	\$97,913.88	\$89,867.30	\$130,552.00
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$4,953.65	\$18,000.00	\$13,046.35	\$33,791.17	\$162,000.00	\$128,208.83	\$216,000.00
Total Telecommunications	\$4,953.65	\$18,000.00	\$13,046.35	\$33,791.17	\$162,000.00	\$128,208.83	\$216,000.00
<u>Variable Costs</u>							
60150 - Management Fees	\$4,185.00	\$2,700.00	(\$1,485.00)	\$30,787.50	\$24,300.00	(\$6,487.50)	\$32,400.00
60450 - Payment Coupons	\$1.71	\$180.00	\$178.29	\$167.12	\$1,620.00	\$1,452.88	\$2,160.00
61600 - Contingency	\$0.00	\$7,233.33	\$7,233.33	\$2,799.64	\$65,099.97	\$62,300.33	\$86,800.00
Total Variable Costs	\$4,186.71	\$10,113.33	\$5,926.62	\$33,754.26	\$91,019.97	\$57,265.71	\$121,360.00
Total Expense	\$10,447.42	\$38,992.65	\$28,545.23	\$75,592.01	\$350,933.85	\$275,341.84	\$467,912.00
Operating Net Income	\$45,458.00	\$0.02	\$45,457.98	\$291,919.55	\$0.18	\$291,919.37	\$0.00
Net Income	\$45,458.00	\$0.02	\$45,457.98	\$291,919.55	\$0.18	\$291,919.37	\$0.00