



Financial Reporting Package

Angeline Master Homeowners Association, Inc.

10/1/2023 to 10/31/2023

Always Home for You

Angeline Master Homeowners Association, Inc.

Balance Sheet

10/31/2023

Assets

Cash - Operating

10100 - AAB -Operating	\$571,261.23
10300 - Angeline Club	\$429,227.55

<u>Cash - Operating Total</u>	<u>\$1,000,488.78</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$770.54
11200 - A/R - Assessments	\$82,651.61

<u>Accounts Receivable Total</u>	<u>\$83,422.15</u>
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Current Asset

13000 - Prepaid Expenses	\$21,000.00
14100 - PPD Liability Insurance	\$3,444.60
14200 - PPD D&O Insurance 8/24	\$2,120.35
14400 - PPD Crime Ins 8/24	\$436.43

<u>Current Asset Total</u>	<u>\$27,001.38</u>
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<i>Assets Total</i>	<i>\$1,110,912.31</i>
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$93,304.67
22000 - Accounts Payable	\$5,188.78
22010 - Due to Angeline Club	\$405,063.55
22015 - Due to Angeline Club - Sales Tax on Club Contribution	\$24,164.00
22100 - Prepaid Owner Assessments	\$32,049.89
22400 - Accrued Expenses	\$200.00

<u>Current Liability Total</u>	<u>\$559,970.89</u>
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<u>Retained Earnings</u>	\$225,245.12
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<u>Net Income</u>	\$325,696.30
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<i>Liabilities & Equity Total</i>	<i>\$1,110,912.31</i>
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Angeline Master Homeowners Association, Inc.
Income Statement
10/1/2023 - 10/31/2023

10/1/2023 - 10/31/2023	1/1/2023 - 10/31/2023
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$46,216.00	\$38,992.67	\$7,223.33	\$354,066.96	\$389,926.70	(\$35,859.74)	\$467,912.00
40700 - Capital Contribution	\$9,900.00	\$0.00	\$9,900.00	\$69,000.00	\$0.00	\$69,000.00	\$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	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00
41750 - Lease Fee	\$50.00	\$0.00	\$50.00	\$100.00	\$0.00	\$100.00	\$0.00
41900 - Interest Income - Operating	\$12.18	\$0.00	\$12.18	\$77.10	\$0.00	\$77.10	\$0.00
Total Income	\$56,178.18	\$38,992.67	\$17,185.51	\$423,689.74	\$389,926.70	\$33,763.04	\$467,912.00
Total Income	\$56,178.18	\$38,992.67	\$17,185.51	\$423,689.74	\$389,926.70	\$33,763.04	\$467,912.00
Expense							
<u>Fixed Costs</u>							
60200 - Onsite Manager	\$0.00	\$8,333.33	\$8,333.33	\$0.00	\$83,333.30	\$83,333.30	\$100,000.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$70.83	\$70.83	\$950.00	\$708.30	(\$241.70)	\$850.00
60350 - Legal Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$200.00	\$200.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$861.17	\$250.00	(\$611.17)	\$4,862.24	\$2,500.00	(\$2,362.24)	\$3,000.00
60750 - Insurance - D&O	\$235.60	\$133.33	(\$102.27)	\$706.80	\$1,333.30	\$626.50	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$48.49	\$83.33	\$34.84	\$145.47	\$833.30	\$687.83	\$1,000.00
61100 - Mailings	\$238.53	\$83.33	(\$155.20)	\$500.39	\$833.30	\$332.91	\$1,000.00
61150 - Website	\$95.00	\$125.00	\$30.00	\$455.00	\$1,250.00	\$795.00	\$1,500.00
61300 - Corporate Annual Report	\$0.00	\$5.17	\$5.17	\$61.25	\$51.70	(\$9.55)	\$62.00
61350 - Bad Debt	\$162.64	\$0.00	(\$162.64)	\$422.05	\$0.00	(\$422.05)	\$0.00
61400 - Events	\$0.00	\$1,666.67	\$1,666.67	\$1,104.81	\$16,666.70	\$15,561.89	\$20,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$300.00	\$250.00	(\$50.00)	\$300.00
Total Fixed Costs	\$1,661.43	\$10,879.32	\$9,217.89	\$9,708.01	\$108,793.20	\$99,085.19	\$130,552.00
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$16,555.00	\$18,000.00	\$1,445.00	\$50,346.17	\$180,000.00	\$129,653.83	\$216,000.00
Total Telecommunications	\$16,555.00	\$18,000.00	\$1,445.00	\$50,346.17	\$180,000.00	\$129,653.83	\$216,000.00
<u>Variable Costs</u>							
60150 - Management Fees	\$4,185.00	\$2,700.00	(\$1,485.00)	\$34,972.50	\$27,000.00	(\$7,972.50)	\$32,400.00
60450 - Payment Coupons	\$0.00	\$180.00	\$180.00	\$167.12	\$1,800.00	\$1,632.88	\$2,160.00
61600 - Contingency	\$0.00	\$7,233.33	\$7,233.33	\$2,799.64	\$72,333.30	\$69,533.66	\$86,800.00
Total Variable Costs	\$4,185.00	\$10,113.33	\$5,928.33	\$37,939.26	\$101,133.30	\$63,194.04	\$121,360.00
Total Expense	\$22,401.43	\$38,992.65	\$16,591.22	\$97,993.44	\$389,926.50	\$291,933.06	\$467,912.00
Operating Net Income	\$33,776.75	\$0.02	\$33,776.73	\$325,696.30	\$0.20	\$325,696.10	\$0.00
Net Income	\$33,776.75	\$0.02	\$33,776.73	\$325,696.30	\$0.20	\$325,696.10	\$0.00