



Financial Reporting Package

Townes at Angeline Community Association, Inc.

10/1/2023 to 10/31/2023

Always Home for You

**Townes at Angeline Community Association, Inc.**  
**Balance Sheet**  
**10/31/2023**

**Assets**

Cash - Operating

10100 - AAB - Operating	\$54,989.40
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<u>Cash - Operating Total</u>	\$54,989.40
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Cash - Reserves

10200 - AAB - Reserves	\$9,259.76
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<u>Cash - Reserves Total</u>	\$9,259.76
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$72.96
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11200 - A/R - Assessments	\$688.49
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<u>Accounts Receivable Total</u>	\$761.45
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Current Asset

14100 - PPD Property Insurance	\$26,493.83
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14200 - PPD D&O Insurance	\$1,921.57
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14550 - PPD - Liab Common Areas	\$3,513.22
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<u>Current Asset Total</u>	\$31,928.62
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<i>Assets Total</i>	\$96,939.23
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**Liabilities and Equity**

Current Liability

22000 - Accounts Payable	\$375.93
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22100 - Prepaid Owner Assessments	\$15,412.80
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22400 - Accrued Expenses	\$20.00
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22900 - Insurance Prem Finance	\$28,502.25
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<u>Current Liability Total</u>	\$44,310.98
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Reserves

31650 - Reserves - Mail Kiosk	\$47.98
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33100 - Reserves - TH Roof	\$4,605.82
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33200 - Reserves - TH Paint	\$4,605.82
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33600 - Reserves - Interest	\$0.14
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<u>Reserves Total</u>	\$9,259.76
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<u>Retained Earnings</u>	\$0.00
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<u>Net Income</u>	\$43,368.49
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<i>Liabilities &amp; Equity Total</i>	\$96,939.23
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**Townes at Angeline Community 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
<b>Income</b>							
<u>Income</u>							
40000 - Assessment Income	\$10,156.50	\$51,963.75	(\$41,807.25)	\$21,860.30	\$519,637.50	(\$497,777.20)	\$623,565.00
40010 - Reserve Income	\$3,926.49	\$20,104.17	(\$16,177.68)	\$8,036.45	\$201,041.70	(\$193,005.25)	\$241,250.00
40100 - Developer Contribution	\$0.00	\$0.00	\$0.00	\$15,000.00	\$0.00	\$15,000.00	\$0.00
40700 - Initial Contribution	\$6,000.00	\$0.00	\$6,000.00	\$25,500.00	\$0.00	\$25,500.00	\$0.00
41200 - Interest - Delinquent Accounts	\$0.00	\$0.00	\$0.00	\$1.54	\$0.00	\$1.54	\$0.00
41900 - Interest Income - Operating	\$1.21	\$0.00	\$1.21	\$2.61	\$0.00	\$2.61	\$0.00
42000 - Interest Income - Reserves	\$0.09	\$0.00	\$0.09	\$0.14	\$0.00	\$0.14	\$0.00
42100 - Allocated Interest on Reserves	(\$0.09)	\$0.00	(\$0.09)	(\$0.14)	\$0.00	(\$0.14)	\$0.00
42200 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00
<b>Total Income</b>	<b>\$20,084.20</b>	<b>\$72,067.92</b>	<b>(\$51,983.72)</b>	<b>\$70,401.90</b>	<b>\$720,679.20</b>	<b>(\$650,277.30)</b>	<b>\$864,815.00</b>
<b>Total Income</b>	<b>\$20,084.20</b>	<b>\$72,067.92</b>	<b>(\$51,983.72)</b>	<b>\$70,401.90</b>	<b>\$720,679.20</b>	<b>(\$650,277.30)</b>	<b>\$864,815.00</b>
<b>Expense</b>							
<u>General &amp; Administrative</u>							
60150 - Management Fees	\$1,460.00	\$4,000.00	\$2,540.00	\$6,630.00	\$40,000.00	\$33,370.00	\$48,000.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$291.67	\$291.67	\$0.00	\$2,916.70	\$2,916.70	\$3,500.00
60350 - Legal Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
60450 - Payment Coupons	\$52.67	\$166.67	\$114.00	\$98.55	\$1,666.70	\$1,568.15	\$2,000.00
60600 - Postage	\$24.42	\$208.33	\$183.91	\$42.82	\$2,083.30	\$2,040.48	\$2,500.00
60700 - Insurance Liability/Property/Umb	\$395.36	\$416.67	\$21.31	\$1,186.08	\$4,166.70	\$2,980.62	\$5,000.00
60750 - Insurance - D&O	\$213.51	\$208.33	(\$5.18)	\$640.53	\$2,083.30	\$1,442.77	\$2,500.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$291.67	\$291.67	\$0.00	\$2,916.70	\$2,916.70	\$3,500.00
61100 - Office Expense	\$217.83	\$208.33	(\$9.50)	\$219.53	\$2,083.30	\$1,863.77	\$2,500.00
61150 - Website/Caliber Portal Service	\$25.00	\$0.00	(\$25.00)	\$125.00	\$0.00	(\$125.00)	\$0.00
61300 - Corporate Annual Report	\$0.00	\$5.42	\$5.42	\$0.00	\$54.20	\$54.20	\$65.00
<b>Total General &amp; Administrative</b>	<b>\$2,388.79</b>	<b>\$5,880.42</b>	<b>\$3,491.63</b>	<b>\$8,942.51</b>	<b>\$58,804.20</b>	<b>\$49,861.69</b>	<b>\$70,565.00</b>
<u>Townhomes</u>							
69000 - Contract Landscape Maintenance	\$0.00	\$26,000.00	\$26,000.00	\$0.00	\$260,000.00	\$260,000.00	\$312,000.00
69500 - Additional Landscape	\$0.00	\$416.67	\$416.67	\$0.00	\$4,166.70	\$4,166.70	\$5,000.00
69560 - Insurance - TH	\$2,943.76	\$15,833.33	\$12,889.57	\$8,831.28	\$158,333.30	\$149,502.02	\$190,000.00
69600 - Irrigation R&M	\$0.00	\$416.67	\$416.67	\$0.00	\$4,166.70	\$4,166.70	\$5,000.00
69650 - Mulch	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$20,000.00	\$20,000.00	\$24,000.00
69700 - Exterior Pressure Washing	\$0.00	\$416.67	\$416.67	\$0.00	\$4,166.70	\$4,166.70	\$5,000.00
69750 - Exterior R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
69850 - Miscellaneous R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
<b>Total Townhomes</b>	<b>\$2,943.76</b>	<b>\$45,250.00</b>	<b>\$42,306.24</b>	<b>\$8,831.28</b>	<b>\$452,500.00</b>	<b>\$443,668.72</b>	<b>\$543,000.00</b>
<u>Utilities</u>							
78300 - Electricity - Irrig System	\$0.00	\$416.67	\$416.67	\$0.00	\$4,166.70	\$4,166.70	\$5,000.00
78450 - Water - Irrigation	\$0.00	\$416.67	\$416.67	\$0.00	\$4,166.70	\$4,166.70	\$5,000.00
<b>Total Utilities</b>	<b>\$0.00</b>	<b>\$833.34</b>	<b>\$833.34</b>	<b>\$0.00</b>	<b>\$8,333.40</b>	<b>\$8,333.40</b>	<b>\$10,000.00</b>
<b>Total Expense</b>	<b>\$5,332.55</b>	<b>\$51,963.76</b>	<b>\$46,631.21</b>	<b>\$17,773.79</b>	<b>\$519,637.60</b>	<b>\$501,863.81</b>	<b>\$623,565.00</b>
<b>Operating Net Income</b>	<b>\$14,751.65</b>	<b>\$20,104.16</b>	<b>(\$5,352.51)</b>	<b>\$52,628.11</b>	<b>\$201,041.60</b>	<b>(\$148,413.49)</b>	<b>\$241,250.00</b>
<b>Reserve Expense</b>							
<u>Reserves</u>							
81150 - Reserves - TH Roof	\$1,763.49	\$10,000.00	\$8,236.51	\$4,605.82	\$100,000.00	\$95,394.18	\$120,000.00
81200 - Reserves - Paint	\$1,763.49	\$10,000.00	\$8,236.51	\$4,605.82	\$100,000.00	\$95,394.18	\$120,000.00
81240 - Reserves - Mail Kiosk	\$18.37	\$104.17	\$85.80	\$47.98	\$1,041.70	\$993.72	\$1,250.00
<b>Total Reserves</b>	<b>\$3,545.35</b>	<b>\$20,104.17</b>	<b>\$16,558.82</b>	<b>\$9,259.62</b>	<b>\$201,041.70</b>	<b>\$191,782.08</b>	<b>\$241,250.00</b>
<b>Total Reserve Expense</b>	<b>\$3,545.35</b>	<b>\$20,104.17</b>	<b>\$16,558.82</b>	<b>\$9,259.62</b>	<b>\$201,041.70</b>	<b>\$191,782.08</b>	<b>\$241,250.00</b>
<b>Reserve Net Income</b>	<b>(\$3,545.35)</b>	<b>(\$20,104.17)</b>	<b>\$16,558.82</b>	<b>(\$9,259.62)</b>	<b>(\$201,041.70)</b>	<b>\$191,782.08</b>	<b>(\$241,250.00)</b>
<b>Net Income</b>	<b>\$11,206.30</b>	<b>(\$0.01)</b>	<b>\$11,206.31</b>	<b>\$43,368.49</b>	<b>(\$0.10)</b>	<b>\$43,368.59</b>	<b>\$0.00</b>