



Financial Reporting Package

Angeline Master Homeowners Association, Inc.

11/1/2023 to 11/30/2023

Always Home for You

Angeline Master Homeowners Association, Inc.

Balance Sheet

11/30/2023

Assets

Cash - Operating

10100 - AAB -Operating	\$670,642.38
10300 - Angeline Club	\$478,991.54

<u>Cash - Operating Total</u>	<u>\$1,149,633.92</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$424.45
11200 - A/R - Assessments	\$3,232.03

<u>Accounts Receivable Total</u>	<u>\$3,656.48</u>
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Current Asset

13000 - Prepaid Expenses	\$13,120.86
14100 - PPD Liability Insurance	\$3,014.02
14200 - PPD D&O Insurance 8/24	\$1,884.75
14400 - PPD Crime Ins 8/24	\$387.94

<u>Current Asset Total</u>	<u>\$18,407.57</u>
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<i>Assets Total</i>	<i>\$1,171,697.97</i>
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$48,112.00
22000 - Accounts Payable	\$1,501.70
22010 - Due to Angeline Club	\$451,572.54
22015 - Due to Angeline Club - Sales Tax on Club Contribution	\$27,419.00
22020 - Due to Gig Fiber LLC	\$3,069.00
22100 - Prepaid Owner Assessments	\$57,624.48
22400 - Accrued Expenses	\$220.00

<u>Current Liability Total</u>	<u>\$589,518.72</u>
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Other

38000 - Suspense	\$611.70
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<u>Other Total</u>	<u>\$611.70</u>
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<u>Retained Earnings</u>	\$225,245.12
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<u>Net Income</u>	\$356,322.43
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<i>Liabilities & Equity Total</i>	<i>\$1,171,697.97</i>
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Angeline Master Homeowners Association, Inc.
Income Statement
11/1/2023 - 11/30/2023

11/1/2023 - 11/30/2023	1/1/2023 - 11/30/2023
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$49,690.21	\$38,992.67	\$10,697.54	\$403,757.17	\$428,919.37	(\$25,162.20)	\$467,912.00
40700 - Capital Contribution	\$600.00	\$0.00	\$600.00	\$69,600.00	\$0.00	\$69,600.00	\$0.00
41100 - Late Fees	\$0.00	\$0.00	\$0.00	\$325.00	\$0.00	\$325.00	\$0.00
41200 - Interest - Delinquent Accounts	\$46.11	\$0.00	\$46.11	\$165.79	\$0.00	\$165.79	\$0.00
41500 - Access Control Device	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00
41750 - Lease Fee	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00
41900 - Interest Income - Operating	\$12.46	\$0.00	\$12.46	\$89.56	\$0.00	\$89.56	\$0.00
Total Income	\$50,348.78	\$38,992.67	\$11,356.11	\$474,038.52	\$428,919.37	\$45,119.15	\$467,912.00
Total Income	\$50,348.78	\$38,992.67	\$11,356.11	\$474,038.52	\$428,919.37	\$45,119.15	\$467,912.00
Expense							
<u>Fixed Costs</u>							
60200 - Onsite Manager	\$0.00	\$8,333.33	\$8,333.33	\$0.00	\$91,666.63	\$91,666.63	\$100,000.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$70.83	\$70.83	\$950.00	\$779.13	(\$170.87)	\$850.00
60350 - Legal Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$220.00	\$220.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$430.58	\$250.00	(\$180.58)	\$5,292.82	\$2,750.00	(\$2,542.82)	\$3,000.00
60750 - Insurance - D&O	\$235.60	\$133.33	(\$102.27)	\$942.40	\$1,466.63	\$524.23	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$48.49	\$83.33	\$34.84	\$193.96	\$916.63	\$722.67	\$1,000.00
61100 - Mailings	\$1,078.46	\$83.33	(\$995.13)	\$1,578.85	\$916.63	(\$662.22)	\$1,000.00
61150 - Website	\$95.00	\$125.00	\$30.00	\$550.00	\$1,375.00	\$825.00	\$1,500.00
61300 - Corporate Annual Report	\$0.00	\$5.17	\$5.17	\$61.25	\$56.87	(\$4.38)	\$62.00
61350 - Bad Debt	\$243.68	\$0.00	(\$243.68)	\$665.73	\$0.00	(\$665.73)	\$0.00
61400 - Events	\$0.00	\$1,666.67	\$1,666.67	\$1,104.81	\$18,333.37	\$17,228.56	\$20,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$300.00	\$275.00	(\$25.00)	\$300.00
Total Fixed Costs	\$2,151.81	\$10,879.32	\$8,727.51	\$11,859.82	\$119,672.52	\$107,812.70	\$130,552.00
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$13,145.84	\$18,000.00	\$4,854.16	\$63,492.01	\$198,000.00	\$134,507.99	\$216,000.00
Total Telecommunications	\$13,145.84	\$18,000.00	\$4,854.16	\$63,492.01	\$198,000.00	\$134,507.99	\$216,000.00
<u>Variable Costs</u>							
60150 - Management Fees	\$4,425.00	\$2,700.00	(\$1,725.00)	\$39,397.50	\$29,700.00	(\$9,697.50)	\$32,400.00
60450 - Payment Coupons	\$0.00	\$180.00	\$180.00	\$167.12	\$1,980.00	\$1,812.88	\$2,160.00
61600 - Contingency	\$0.00	\$7,233.33	\$7,233.33	\$2,799.64	\$79,566.63	\$76,766.99	\$86,800.00
Total Variable Costs	\$4,425.00	\$10,113.33	\$5,688.33	\$42,364.26	\$111,246.63	\$68,882.37	\$121,360.00
Total Expense	\$19,722.65	\$38,992.65	\$19,270.00	\$117,716.09	\$428,919.15	\$311,203.06	\$467,912.00
Operating Net Income	\$30,626.13	\$0.02	\$30,626.11	\$356,322.43	\$0.22	\$356,322.21	\$0.00
Net Income	\$30,626.13	\$0.02	\$30,626.11	\$356,322.43	\$0.22	\$356,322.21	\$0.00