



Financial Reporting Package

Townes at Angeline Community Association, Inc.

11/1/2023 to 11/30/2023

Always Home for You

Townes at Angeline Community Association, Inc.

Balance Sheet

11/30/2023

Assets

Cash - Operating

10100 - AAB - Operating \$57,619.98

Cash - Operating Total \$57,619.98

Cash - Reserves

10200 - AAB - Reserves \$13,223.35

Cash - Reserves Total \$13,223.35

Accounts Receivable

11100 - A/R - Mx. Receivable \$30.40

11200 - A/R - Assessments \$2,740.50

Accounts Receivable Total \$2,770.90

Current Asset

14100 - PPD Property Insurance \$163,843.35

14200 - PPD D&O Insurance \$1,708.06

14550 - PPD - Liab Common Areas \$3,122.86

Current Asset Total \$168,674.27

Assets Total \$242,288.50

Liabilities and Equity

Current Liability

22000 - Accounts Payable \$2,975.00

22100 - Prepaid Owner Assessments \$12,086.07

22400 - Accrued Expenses \$40.00

22900 - Insurance Prem Finance \$173,743.61

Current Liability Total \$188,844.68

Reserves

31650 - Reserves - Mail Kiosk \$68.51

33100 - Reserves - TH Roof \$6,576.77

33200 - Reserves - TH Paint \$6,576.77

33600 - Reserves - Interest \$1.31

Reserves Total \$13,223.36

Retained Earnings \$0.00

Net Income \$40,220.46

Liabilities & Equity Total \$242,288.50

Townes at Angeline Community 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	\$11,473.38	\$51,963.75	(\$40,490.37)	\$33,333.68	\$571,601.25	(\$538,267.57)	\$623,565.00
40010 - Reserve Income	\$4,446.47	\$20,104.17	(\$15,657.70)	\$12,482.92	\$221,145.87	(\$208,662.95)	\$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	\$2,700.00	\$0.00	\$2,700.00	\$28,200.00	\$0.00	\$28,200.00	\$0.00
41200 - Interest - Delinquent Accounts	\$0.00	\$0.00	\$0.00	\$1.54	\$0.00	\$1.54	\$0.00
41900 - Interest Income - Operating	\$1.12	\$0.00	\$1.12	\$3.73	\$0.00	\$3.73	\$0.00
42000 - Interest Income - Reserves	\$1.17	\$0.00	\$1.17	\$1.31	\$0.00	\$1.31	\$0.00
42100 - Allocated Interest on Reserves	(\$1.17)	\$0.00	(\$1.17)	(\$1.31)	\$0.00	(\$1.31)	\$0.00
42200 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00
Total Income	\$18,620.97	\$72,067.92	(\$53,446.95)	\$89,022.87	\$792,747.12	(\$703,724.25)	\$864,815.00
Total Income	\$18,620.97	\$72,067.92	(\$53,446.95)	\$89,022.87	\$792,747.12	(\$703,724.25)	\$864,815.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$1,460.00	\$4,000.00	\$2,540.00	\$8,090.00	\$44,000.00	\$35,910.00	\$48,000.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$291.67	\$291.67	\$0.00	\$3,208.37	\$3,208.37	\$3,500.00
60350 - Legal Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
60450 - Payment Coupons	\$0.00	\$166.67	\$166.67	\$98.55	\$1,833.37	\$1,734.82	\$2,000.00
60600 - Postage	\$0.00	\$208.33	\$208.33	\$42.82	\$2,291.63	\$2,248.81	\$2,500.00
60700 - Insurance Liability/Property/Umb	\$390.36	\$416.67	\$26.31	\$1,576.44	\$4,583.37	\$3,006.93	\$5,000.00
60750 - Insurance - D&O	\$213.51	\$208.33	(\$5.18)	\$854.04	\$2,291.63	\$1,437.59	\$2,500.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$291.67	\$291.67	\$0.00	\$3,208.37	\$3,208.37	\$3,500.00
61100 - Office Expense	\$20.00	\$208.33	\$188.33	\$239.53	\$2,291.63	\$2,052.10	\$2,500.00
61150 - Website/Caliber Portal Service	\$25.00	\$0.00	(\$25.00)	\$150.00	\$0.00	(\$150.00)	\$0.00
61300 - Corporate Annual Report	\$0.00	\$5.42	\$5.42	\$0.00	\$59.62	\$59.62	\$65.00
Total General & Administrative	\$2,108.87	\$5,880.42	\$3,771.55	\$11,051.38	\$64,684.62	\$53,633.24	\$70,565.00
<u>Townhomes</u>							
69000 - Contract Landscape Maintenance	\$0.00	\$26,000.00	\$26,000.00	\$0.00	\$286,000.00	\$286,000.00	\$312,000.00
69500 - Additional Landscape	\$0.00	\$416.67	\$416.67	\$0.00	\$4,583.37	\$4,583.37	\$5,000.00
69560 - Insurance - TH	\$15,697.70	\$15,833.33	\$135.63	\$24,528.98	\$174,166.63	\$149,637.65	\$190,000.00
69600 - Irrigation R&M	\$0.00	\$416.67	\$416.67	\$0.00	\$4,583.37	\$4,583.37	\$5,000.00
69650 - Mulch	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$22,000.00	\$22,000.00	\$24,000.00
69700 - Exterior Pressure Washing	\$0.00	\$416.67	\$416.67	\$0.00	\$4,583.37	\$4,583.37	\$5,000.00
69750 - Exterior R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
69850 - Miscellaneous R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
Total Townhomes	\$15,697.70	\$45,250.00	\$29,552.30	\$24,528.98	\$497,750.00	\$473,221.02	\$543,000.00
<u>Utilities</u>							
78300 - Electricity - Irrig System	\$0.00	\$416.67	\$416.67	\$0.00	\$4,583.37	\$4,583.37	\$5,000.00
78450 - Water - Irrigation	\$0.00	\$416.67	\$416.67	\$0.00	\$4,583.37	\$4,583.37	\$5,000.00
Total Utilities	\$0.00	\$833.34	\$833.34	\$0.00	\$9,166.74	\$9,166.74	\$10,000.00
Total Expense	\$17,806.57	\$51,963.76	\$34,157.19	\$35,580.36	\$571,601.36	\$536,021.00	\$623,565.00
Operating Net Income	\$814.40	\$20,104.16	(\$19,289.76)	\$53,442.51	\$221,145.76	(\$167,703.25)	\$241,250.00
Reserve Expense							
<u>Reserves</u>							
81150 - Reserves - TH Roof	\$1,970.95	\$10,000.00	\$8,029.05	\$6,576.77	\$110,000.00	\$103,423.23	\$120,000.00
81200 - Reserves - Paint	\$1,970.95	\$10,000.00	\$8,029.05	\$6,576.77	\$110,000.00	\$103,423.23	\$120,000.00
81240 - Reserves - Mail Kiosk	\$20.53	\$104.17	\$83.64	\$68.51	\$1,145.87	\$1,077.36	\$1,250.00
Total Reserves	\$3,962.43	\$20,104.17	\$16,141.74	\$13,222.05	\$221,145.87	\$207,923.82	\$241,250.00
Total Reserve Expense	\$3,962.43	\$20,104.17	\$16,141.74	\$13,222.05	\$221,145.87	\$207,923.82	\$241,250.00
Reserve Net Income	(\$3,962.43)	(\$20,104.17)	\$16,141.74	(\$13,222.05)	(\$221,145.87)	\$207,923.82	(\$241,250.00)
Net Income	(\$3,148.03)	(\$0.01)	(\$3,148.02)	\$40,220.46	(\$0.11)	\$40,220.57	\$0.00