



Financial Reporting Package

Townes at Angeline Community Association, Inc.

12/1/2023 to 12/31/2023

Always Home for You

Townes at Angeline Community Association, Inc.

Balance Sheet

12/31/2023

Assets

Cash - Operating

10100 - AAB - Operating \$34,625.46

10300 - VN - Operating \$635.92

Cash - Operating Total \$35,261.38

Cash - Reserves

10200 - AAB - Reserves \$17,312.69

Cash - Reserves Total \$17,312.69

Accounts Receivable

11100 - A/R - Mx. Receivable \$144.31

11200 - A/R - Assessments \$6,758.57

Accounts Receivable Total \$6,902.88

Current Asset

14100 - PPD Property Insurance \$148,145.65

14200 - PPD D&O Insurance \$1,494.55

14550 - PPD - Liab Common Areas \$2,732.50

Current Asset Total \$152,372.70

Assets Total \$211,849.65

Liabilities and Equity

Current Liability

22000 - Accounts Payable \$12,310.00

22100 - Prepaid Owner Assessments \$8,813.14

22400 - Accrued Expenses \$60.00

22900 - Insurance Prem Finance \$148,922.38

Current Liability Total \$170,105.52

Reserves

31650 - Reserves - Mail Kiosk \$89.69

33100 - Reserves - TH Roof \$8,611.50

33200 - Reserves - TH Paint \$8,611.50

Reserves Total \$17,312.69

Retained Earnings \$0.00

Net Income \$24,431.44

Liabilities & Equity Total \$211,849.65

Townes at Angeline Community Association, Inc.
Income Statement
12/1/2023 - 12/31/2023

12/1/2023 - 12/31/2023	1/1/2023 - 12/31/2023
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Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$12,743.99	\$51,963.75	(\$39,219.76)	\$46,077.67	\$623,565.00	(\$577,487.33)	\$623,565.00
40010 - Reserve Income	\$4,930.70	\$20,104.13	(\$15,173.43)	\$17,413.62	\$241,250.00	(\$223,836.38)	\$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	\$900.00	\$0.00	\$900.00	\$29,100.00	\$0.00	\$29,100.00	\$0.00
41200 - Interest - Delinquent Accounts	\$28.49	\$0.00	\$28.49	\$30.03	\$0.00	\$30.03	\$0.00
41900 - Interest Income - Operating	\$1.08	\$0.00	\$1.08	\$4.81	\$0.00	\$4.81	\$0.00
42000 - Interest Income - Reserves	\$1.76	\$0.00	\$1.76	\$3.07	\$0.00	\$3.07	\$0.00
42100 - Allocated Interest on Reserves	(\$1.76)	\$0.00	(\$1.76)	(\$3.07)	\$0.00	(\$3.07)	\$0.00
42200 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00
Total Income	\$18,604.26	\$72,067.88	(\$53,463.62)	\$107,627.13	\$864,815.00	(\$757,187.87)	\$864,815.00
Total Income	\$18,604.26	\$72,067.88	(\$53,463.62)	\$107,627.13	\$864,815.00	(\$757,187.87)	\$864,815.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$1,460.00	\$4,000.00	\$2,540.00	\$9,550.00	\$48,000.00	\$38,450.00	\$48,000.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$291.63	\$291.63	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00
60350 - Legal Fees	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
60450 - Payment Coupons	\$216.06	\$166.63	(\$49.43)	\$314.61	\$2,000.00	\$1,685.39	\$2,000.00
60600 - Postage	\$169.68	\$208.37	\$38.69	\$212.50	\$2,500.00	\$2,287.50	\$2,500.00
60700 - Insurance Liability/Property/Umb	\$395.36	\$416.63	\$21.27	\$1,971.80	\$5,000.00	\$3,028.20	\$5,000.00
60750 - Insurance - D&O	\$213.51	\$208.37	(\$5.14)	\$1,067.55	\$2,500.00	\$1,432.45	\$2,500.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$291.63	\$291.63	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00
61100 - Office Expense	\$23.40	\$208.37	\$184.97	\$262.93	\$2,500.00	\$2,237.07	\$2,500.00
61150 - Website/Caliber Portal Service	\$25.00	\$0.00	(\$25.00)	\$175.00	\$0.00	(\$175.00)	\$0.00
61300 - Corporate Annual Report	\$0.00	\$5.38	\$5.38	\$0.00	\$65.00	\$65.00	\$65.00
Total General & Administrative	\$2,503.01	\$5,880.38	\$3,377.37	\$13,554.39	\$70,565.00	\$57,010.61	\$70,565.00
<u>Townhomes</u>							
69000 - Contract Landscape Maintenance	\$12,105.00	\$26,000.00	\$13,895.00	\$12,105.00	\$312,000.00	\$299,895.00	\$312,000.00
69500 - Additional Landscape	\$0.00	\$416.63	\$416.63	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
69560 - Insurance - TH	\$15,697.70	\$15,833.37	\$135.67	\$40,226.68	\$190,000.00	\$149,773.32	\$190,000.00
69600 - Irrigation R&M	\$0.00	\$416.63	\$416.63	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
69650 - Mulch	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$24,000.00	\$24,000.00	\$24,000.00
69700 - Exterior Pressure Washing	\$0.00	\$416.63	\$416.63	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
69750 - Exterior R&M	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
69850 - Miscellaneous R&M	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
Total Townhomes	\$27,802.70	\$45,250.00	\$17,447.30	\$52,331.68	\$543,000.00	\$490,668.32	\$543,000.00
<u>Utilities</u>							
78300 - Electricity - Irrig System	\$0.00	\$416.63	\$416.63	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
78450 - Water - Irrigation	\$0.00	\$416.63	\$416.63	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
Total Utilities	\$0.00	\$833.26	\$833.26	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
Total Expense	\$30,305.71	\$51,963.64	\$21,657.93	\$65,886.07	\$623,565.00	\$557,678.93	\$623,565.00
Operating Net Income	(\$11,701.45)	\$20,104.24	(\$31,805.69)	\$41,741.06	\$241,250.00	(\$199,508.94)	\$241,250.00
Reserve Expense							
<u>Reserves</u>							
81150 - Reserves - TH Roof	\$2,033.20	\$10,000.00	\$7,966.80	\$8,609.97	\$120,000.00	\$111,390.03	\$120,000.00
81200 - Reserves - Paint	\$2,033.20	\$10,000.00	\$7,966.80	\$8,609.97	\$120,000.00	\$111,390.03	\$120,000.00
81240 - Reserves - Mail Kiosk	\$21.17	\$104.13	\$82.96	\$89.68	\$1,250.00	\$1,160.32	\$1,250.00
Total Reserves	\$4,087.57	\$20,104.13	\$16,016.56	\$17,309.62	\$241,250.00	\$223,940.38	\$241,250.00
Total Reserve Expense	\$4,087.57	\$20,104.13	\$16,016.56	\$17,309.62	\$241,250.00	\$223,940.38	\$241,250.00
Reserve Net Income	(\$4,087.57)	(\$20,104.13)	\$16,016.56	(\$17,309.62)	(\$241,250.00)	\$223,940.38	(\$241,250.00)
Net Income	(\$15,789.02)	\$0.11	(\$15,789.13)	\$24,431.44	\$0.00	\$24,431.44	\$0.00