



Financial Reporting Package

Angeline Master Homeowners Association, Inc.

12/1/2023 to 12/31/2023

Always Home for You

Angeline Master Homeowners Association, Inc.

Balance Sheet

12/31/2023

Assets

Cash - Operating

10100 - AAB -Operating	\$683,241.06
10300 - Angeline Club	\$497,405.78
10500 - VN - Operating	\$2,449.00

<u>Cash - Operating Total</u>	\$1,183,095.84
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$517.21
11200 - A/R - Assessments	\$2,973.65

<u>Accounts Receivable Total</u>	\$3,490.86
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Current Asset

14100 - PPD Liability Insurance	\$2,583.44
14200 - PPD D&O Insurance 8/24	\$1,649.15
14400 - PPD Crime Ins 8/24	\$339.45

<u>Current Asset Total</u>	\$4,572.04
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<i>Assets Total</i>	\$1,191,158.74
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Liabilities and Equity

Current Liability

22000 - Accounts Payable	\$1,683.31
22010 - Due to Angeline Club	\$468,782.78
22015 - Due to Angeline Club - Sales Tax on Club Contribution	\$28,623.00
22020 - Due to Gig Fiber LLC	\$4,356.00
22100 - Prepaid Owner Assessments	\$76,695.88
22400 - Accrued Expenses	\$240.00

<u>Current Liability Total</u>	\$580,380.97
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Other

38000 - Suspense	\$963.00
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<u>Other Total</u>	\$963.00
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<u>Retained Earnings</u>	\$225,245.12
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<u>Net Income</u>	\$384,569.65
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<i>Liabilities & Equity Total</i>	\$1,191,158.74
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Angeline Master Homeowners 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	\$49,113.25	\$38,992.63	\$10,120.62	\$452,870.42	\$467,912.00	(\$15,041.58)	\$467,912.00
40700 - Capital Contribution	\$0.00	\$0.00	\$0.00	\$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	\$44.08	\$0.00	\$44.08	\$209.87	\$0.00	\$209.87	\$0.00
41500 - Access Control Device	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00
41750 - Lease Fee	\$200.00	\$0.00	\$200.00	\$300.00	\$0.00	\$300.00	\$0.00
41900 - Interest Income - Operating	\$14.38	\$0.00	\$14.38	\$103.94	\$0.00	\$103.94	\$0.00
Total Income	\$49,371.71	\$38,992.63	\$10,379.08	\$523,410.23	\$467,912.00	\$55,498.23	\$467,912.00
Total Income	\$49,371.71	\$38,992.63	\$10,379.08	\$523,410.23	\$467,912.00	\$55,498.23	\$467,912.00
Expense							
<u>Fixed Costs</u>							
60200 - Onsite Manager	\$0.00	\$8,333.37	\$8,333.37	\$0.00	\$100,000.00	\$100,000.00	\$100,000.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$70.87	\$70.87	\$950.00	\$850.00	(\$100.00)	\$850.00
60350 - Legal Fees	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$240.00	\$240.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$430.58	\$250.00	(\$180.58)	\$5,723.40	\$3,000.00	(\$2,723.40)	\$3,000.00
60750 - Insurance - D&O	\$235.60	\$133.37	(\$102.23)	\$1,178.00	\$1,600.00	\$422.00	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$48.49	\$83.37	\$34.88	\$242.45	\$1,000.00	\$757.55	\$1,000.00
61100 - Mailings	\$637.76	\$83.37	(\$554.39)	\$2,216.61	\$1,000.00	(\$1,216.61)	\$1,000.00
61150 - Website	\$95.00	\$125.00	\$30.00	\$645.00	\$1,500.00	\$855.00	\$1,500.00
61300 - Corporate Annual Report	\$0.00	\$5.13	\$5.13	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$0.00	\$0.00	\$0.00	\$665.73	\$0.00	(\$665.73)	\$0.00
61400 - Events	\$0.00	\$1,666.63	\$1,666.63	\$1,104.81	\$20,000.00	\$18,895.19	\$20,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$300.00	\$300.00	\$0.00	\$300.00
Total Fixed Costs	\$1,467.43	\$10,879.48	\$9,412.05	\$13,327.25	\$130,552.00	\$117,224.75	\$130,552.00
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$14,624.17	\$18,000.00	\$3,375.83	\$78,116.18	\$216,000.00	\$137,883.82	\$216,000.00
Total Telecommunications	\$14,624.17	\$18,000.00	\$3,375.83	\$78,116.18	\$216,000.00	\$137,883.82	\$216,000.00
<u>Variable Costs</u>							
60150 - Management Fees	\$4,425.00	\$2,700.00	(\$1,725.00)	\$43,822.50	\$32,400.00	(\$11,422.50)	\$32,400.00
60450 - Payment Coupons	\$607.89	\$180.00	(\$427.89)	\$775.01	\$2,160.00	\$1,384.99	\$2,160.00
61600 - Contingency	\$0.00	\$7,233.37	\$7,233.37	\$2,799.64	\$86,800.00	\$84,000.36	\$86,800.00
Total Variable Costs	\$5,032.89	\$10,113.37	\$5,080.48	\$47,397.15	\$121,360.00	\$73,962.85	\$121,360.00
Total Expense	\$21,124.49	\$38,992.85	\$17,868.36	\$138,840.58	\$467,912.00	\$329,071.42	\$467,912.00
Operating Net Income	\$28,247.22	(\$0.22)	\$28,247.44	\$384,569.65	\$0.00	\$384,569.65	\$0.00
Net Income	\$28,247.22	(\$0.22)	\$28,247.44	\$384,569.65	\$0.00	\$384,569.65	\$0.00