



Financial Reporting Package

Angeline Master Homeowners Association, Inc.

1/1/2024 to 1/31/2024

Always Home for You

Angeline Master Homeowners Association, Inc.

Balance Sheet

1/31/2024

Assets

Cash - Operating

10100 - AAB -Operating	\$237,299.51
10300 - Angeline Club	\$504,692.19
10500 - VN - Operating	\$203,451.34
10600 - VN - Angeline Club	\$53,821.00
10700 - VN - ICS Account	\$268,296.51

<u>Cash - Operating Total</u>	\$1,267,560.55
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$2,922.58
11200 - A/R - Assessments	\$47,118.77

<u>Accounts Receivable Total</u>	\$50,041.35
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Current Asset

13000 - Prepaid Expenses	\$42,585.28
14100 - PPD Liability Insurance	\$2,152.86
14200 - PPD D&O Insurance 8/24	\$1,413.55
14400 - PPD Crime Ins 8/24	\$290.96

<u>Current Asset Total</u>	\$46,442.65
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<i>Assets Total</i>	\$1,364,044.55
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$103,593.00
22000 - Accounts Payable	\$1,365.52
22010 - Due to Angeline Club	\$525,893.19
22015 - Due to Angeline Club - Sales Tax on Club Contribution	\$32,620.00
22020 - Due to Gig Fiber LLC	\$7,326.00
22100 - Prepaid Owner Assessments	\$49,124.04
22400 - Accrued Expenses	\$260.00

<u>Current Liability Total</u>	\$720,181.75
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Other

38000 - Suspense	\$611.70
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<u>Other Total</u>	\$611.70
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<u>Retained Earnings</u>	\$609,814.77
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<u>Net Income</u>	\$33,436.33
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<i>Liabilities & Equity Total</i>	\$1,364,044.55
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Angeline Master Homeowners Association, Inc.
Income Statement
1/1/2024 - 1/31/2024

1/1/2024 - 1/31/2024

1/1/2024 - 1/31/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$51,694.95	\$38,999.92	\$12,695.03	\$51,694.95	\$38,999.92	\$12,695.03	\$467,999.00
40700 - Capital Contribution	\$10,500.00	\$1,072.75	\$9,427.25	\$10,500.00	\$1,072.75	\$9,427.25	\$12,873.00
41900 - Interest Income - Operating	\$191.26	\$0.00	\$191.26	\$191.26	\$0.00	\$191.26	\$0.00
Total Income	\$62,386.21	\$40,072.67	\$22,313.54	\$62,386.21	\$40,072.67	\$22,313.54	\$480,872.00
Total Income	\$62,386.21	\$40,072.67	\$22,313.54	\$62,386.21	\$40,072.67	\$22,313.54	\$480,872.00
Expense							
<u>Fixed Costs</u>							
60200 - Onsite Manager	\$0.00	\$8,333.33	\$8,333.33	\$0.00	\$8,333.33	\$8,333.33	\$100,000.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$70.83	\$70.83	\$0.00	\$70.83	\$70.83	\$850.00
60350 - Legal Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$20.00	\$20.00	\$0.00	\$240.00
60700 - Insurance Liability/Property/Umb	\$430.58	\$250.00	(\$180.58)	\$430.58	\$250.00	(\$180.58)	\$3,000.00
60750 - Insurance - D&O	\$235.60	\$133.33	(\$102.27)	\$235.60	\$133.33	(\$102.27)	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$48.49	\$83.33	\$34.84	\$48.49	\$83.33	\$34.84	\$1,000.00
61100 - Mailings	\$280.24	\$83.33	(\$196.91)	\$280.24	\$83.33	(\$196.91)	\$1,000.00
61150 - Website	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$0.00	\$1,500.00
61300 - Corporate Annual Report	\$61.25	\$5.17	(\$56.08)	\$61.25	\$5.17	(\$56.08)	\$62.00
61350 - Bad Debt	\$2.58	\$0.00	(\$2.58)	\$2.58	\$0.00	(\$2.58)	\$0.00
61400 - Events	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$1,666.67	\$1,666.67	\$20,000.00
61500 - Storage	\$300.00	\$25.00	(\$275.00)	\$300.00	\$25.00	(\$275.00)	\$300.00
Total Fixed Costs	\$1,503.74	\$10,879.32	\$9,375.58	\$1,503.74	\$10,879.32	\$9,375.58	\$130,552.00
<u>Telecommunications</u>							
68250 - ULTRAFi (Internet & Cable)	\$21,849.09	\$18,900.00	(\$2,949.09)	\$21,849.09	\$18,900.00	(\$2,949.09)	\$226,800.00
Total Telecommunications	\$21,849.09	\$18,900.00	(\$2,949.09)	\$21,849.09	\$18,900.00	(\$2,949.09)	\$226,800.00
<u>Variable Costs</u>							
60150 - Management Fees	\$4,720.00	\$2,880.00	(\$1,840.00)	\$4,720.00	\$2,880.00	(\$1,840.00)	\$34,560.00
60450 - Payment Coupons	\$877.05	\$180.00	(\$697.05)	\$877.05	\$180.00	(\$697.05)	\$2,160.00
61600 - Contingency	\$0.00	\$7,233.33	\$7,233.33	\$0.00	\$7,233.33	\$7,233.33	\$86,800.00
Total Variable Costs	\$5,597.05	\$10,293.33	\$4,696.28	\$5,597.05	\$10,293.33	\$4,696.28	\$123,520.00
Total Expense	\$28,949.88	\$40,072.65	\$11,122.77	\$28,949.88	\$40,072.65	\$11,122.77	\$480,872.00
Operating Net Income	\$33,436.33	\$0.02	\$33,436.31	\$33,436.33	\$0.02	\$33,436.31	\$0.00
Net Income	\$33,436.33	\$0.02	\$33,436.31	\$33,436.33	\$0.02	\$33,436.31	\$0.00