



Financial Reporting Package

Brightwater Master Homeowners Association, Inc.

1/1/2023 to 1/31/2023

Always Home for You

Brightwater Master Homeowners Association, Inc.

Balance Sheet

1/31/2023

Assets

Cash - Operating

10100 - AAB - Operating	\$100,295.77
10110 - AAB - Operating Club Account	\$2,281.49

<u>Cash - Operating Total</u>	<u>\$102,577.26</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$179.48
11200 - A/R - Assessments	\$7,436.70

<u>Accounts Receivable Total</u>	<u>\$7,616.18</u>
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Current Asset

13000 - Prepaid Expenses	\$18,640.00
14100 - PPD Liability Insurance 8/23	\$1,402.02
14200 - PPD D&O Insurance 6/23	\$502.00
14400 - PPD Crime Insurance 6/23	\$98.00

<u>Current Asset Total</u>	<u>\$20,642.02</u>
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<i>Assets Total</i>		\$130,835.46
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$23,405.32
22000 - Accounts Payable	\$28,703.91
22010 - Due to Brightwater Master Club	\$2,281.49
22100 - Prepaid Owner Assessments	\$9,929.27
22400 - Accrued Expenses	\$220.00

<u>Current Liability Total</u>	<u>\$64,539.99</u>
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<u>Retained Earnings</u>	\$66,764.97
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<u>Net Income</u>	(\$469.50)
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<i>Liabilities & Equity Total</i>		\$130,835.46
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Brightwater Master Homeowners Association, Inc.
Income Statement
1/1/2023 - 1/31/2023

1/1/2023 - 1/31/2023

1/1/2023 - 1/31/2023

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$11,718.56	\$41,453.79	(\$29,735.23)	\$11,718.56	\$41,453.79	(\$29,735.23)	\$497,445.50
40700 - Initial Contribution	\$0.00	\$438.04	(\$438.04)	\$0.00	\$438.04	(\$438.04)	\$5,256.50
41900 - Interest Income - Operating	\$2.01	\$0.00	\$2.01	\$2.01	\$0.00	\$2.01	\$0.00
Total Income	\$11,720.57	\$41,891.83	(\$30,171.26)	\$11,720.57	\$41,891.83	(\$30,171.26)	\$502,702.00
Total Income	\$11,720.57	\$41,891.83	(\$30,171.26)	\$11,720.57	\$41,891.83	(\$30,171.26)	\$502,702.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$1,806.00	\$5,950.00	\$4,144.00	\$1,806.00	\$5,950.00	\$4,144.00	\$71,400.00
60300 - Accounting Fees & Tax Prep	\$250.00	\$70.83	(\$179.17)	\$250.00	\$70.83	(\$179.17)	\$850.00
60350 - Legal Fees	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$600.00
60450 - Payment Coupons	\$0.00	\$425.00	\$425.00	\$0.00	\$425.00	\$425.00	\$5,100.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$20.00	\$20.00	\$0.00	\$240.00
60600 - Postage	\$2.32	\$0.00	(\$2.32)	\$2.32	\$0.00	(\$2.32)	\$0.00
60700 - Insurance Liability/Property/Umb	\$233.67	\$250.00	\$16.33	\$233.67	\$250.00	\$16.33	\$3,000.00
60750 - Insurance - D&O	\$124.67	\$137.50	\$12.83	\$124.67	\$137.50	\$12.83	\$1,650.00
60950 - Insurance - Fidelity Bond/Crime	\$24.50	\$29.17	\$4.67	\$24.50	\$29.17	\$4.67	\$350.00
61100 - Office Expense	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
61150 - Website/Caliber Portal Service	\$85.00	\$50.00	(\$35.00)	\$85.00	\$50.00	(\$35.00)	\$600.00
61300 - Corporate Annual Report	\$0.00	\$5.17	\$5.17	\$0.00	\$5.17	\$5.17	\$62.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
61400 - Community Event	\$0.00	\$333.33	\$333.33	\$0.00	\$333.33	\$333.33	\$4,000.00
61500 - Storage Artemis	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
61600 - Contingency	\$0.00	\$425.00	\$425.00	\$0.00	\$425.00	\$425.00	\$5,100.00
Total General & Administrative	\$2,546.16	\$7,891.83	\$5,345.67	\$2,546.16	\$7,891.83	\$5,345.67	\$94,702.00
<u>Home Site Specific</u>							
68250 - Contract - Cable/Internet	\$9,643.91	\$34,000.00	\$24,356.09	\$9,643.91	\$34,000.00	\$24,356.09	\$408,000.00
Total Home Site Specific	\$9,643.91	\$34,000.00	\$24,356.09	\$9,643.91	\$34,000.00	\$24,356.09	\$408,000.00
Total Expense	\$12,190.07	\$41,891.83	\$29,701.76	\$12,190.07	\$41,891.83	\$29,701.76	\$502,702.00
Operating Net Income	(\$469.50)	\$0.00	(\$469.50)	(\$469.50)	\$0.00	(\$469.50)	\$0.00
Net Income	(\$469.50)	\$0.00	(\$469.50)	(\$469.50)	\$0.00	(\$469.50)	\$0.00