



## Financial Reporting Package

Brightwater Master Homeowners Association, Inc.

11/1/2023 to 11/30/2023

Always Home for You

**Brightwater Master Homeowners Association, Inc.**

**Balance Sheet**

**11/30/2023**

**Assets**

Cash - Operating

10100 - AAB - Operating	\$54,146.63
10110 - AAB - Operating Club Account	\$4,410.11

<u>Cash - Operating Total</u>	<u>\$58,556.74</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$682.60
11200 - A/R - Assessments	\$3,930.57

<u>Accounts Receivable Total</u>	<u>\$4,613.17</u>
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$51.53)
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<u>Allowance for Bad Debt Total</u>	<u>(\$51.53)</u>
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Current Asset

13000 - Prepaid Expenses	\$10,260.00
14100 - PPD Liability Insurance 7/24	\$1,938.81
14200 - PPD D&O Insurance 6/24	\$736.15
14400 - PPD Crime Insurance 6/24	\$429.00

<u>Current Asset Total</u>	<u>\$13,363.96</u>
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<i>Assets Total</i>	<i>\$76,482.34</i>
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**Liabilities and Equity**

Current Liability

20500 - Deferred Assessments	\$12,704.37
22000 - Accounts Payable	\$85.00
22010 - Due to Brightwater Master Club	\$4,151.68
22015 - Due to Brightwater - Sales Tax on Club Contribution	\$258.49
22100 - Prepaid Owner Assessments	\$13,301.26
22400 - Accrued Expenses	\$420.00

<u>Current Liability Total</u>	<u>\$30,920.80</u>
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<u>Retained Earnings</u>	\$66,764.97
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<u>Net Income</u>	(\$21,203.43)
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<i>Liabilities &amp; Equity Total</i>	<i>\$76,482.34</i>
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**Brightwater Master Homeowners 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
<b>Income</b>							
<u>Income</u>							
40000 - Assessment Income	\$12,704.37	\$41,453.79	(\$28,749.42)	\$135,365.10	\$455,991.69	(\$320,626.59)	\$497,445.50
40700 - Initial Contribution	\$0.00	\$438.04	(\$438.04)	\$9,600.00	\$4,818.44	\$4,781.56	\$5,256.50
41100 - Late Fees Income	\$0.00	\$0.00	\$0.00	\$1,900.00	\$0.00	\$1,900.00	\$0.00
41200 - Interest - Delinquent Accounts	\$53.85	\$0.00	\$53.85	\$289.78	\$0.00	\$289.78	\$0.00
41750 - Lease Fee	\$100.00	\$0.00	\$100.00	\$550.00	\$0.00	\$550.00	\$0.00
41900 - Interest Income - Operating	\$1.11	\$0.00	\$1.11	\$17.89	\$0.00	\$17.89	\$0.00
<b>Total Income</b>	<b>\$12,859.33</b>	<b>\$41,891.83</b>	<b>(\$29,032.50)</b>	<b>\$147,722.77</b>	<b>\$460,810.13</b>	<b>(\$313,087.36)</b>	<b>\$502,702.00</b>
<b>Total Income</b>	<b>\$12,859.33</b>	<b>\$41,891.83</b>	<b>(\$29,032.50)</b>	<b>\$147,722.77</b>	<b>\$460,810.13</b>	<b>(\$313,087.36)</b>	<b>\$502,702.00</b>
<b>Expense</b>							
<u>General &amp; Administrative</u>							
60150 - Management Fees	\$1,967.00	\$5,950.00	\$3,983.00	\$20,027.00	\$65,450.00	\$45,423.00	\$71,400.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$70.83	\$70.83	\$250.00	\$779.13	\$529.13	\$850.00
60350 - Legal Fees	\$0.00	\$50.00	\$50.00	\$1,911.06	\$550.00	(\$1,361.06)	\$600.00
60450 - Payment Coupons	\$0.00	\$425.00	\$425.00	\$1,719.71	\$4,675.00	\$2,955.29	\$5,100.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$220.00	\$220.00	\$0.00	\$240.00
60600 - Postage	\$0.00	\$0.00	\$0.00	\$525.09	\$0.00	(\$525.09)	\$0.00
60700 - Insurance Liability/Property/Umb	\$242.35	\$250.00	\$7.65	\$2,605.09	\$2,750.00	\$144.91	\$3,000.00
60750 - Insurance - D&O	\$122.50	\$137.50	\$15.00	\$1,360.52	\$1,512.50	\$151.98	\$1,650.00
60950 - Insurance - Fidelity Bond/Crime	\$59.75	\$29.17	(\$30.58)	\$410.50	\$320.87	(\$89.63)	\$350.00
61100 - Office Expense	\$1.70	\$83.33	\$81.63	\$685.31	\$916.63	\$231.32	\$1,000.00
61150 - Website/Caliber Portal Service	\$85.00	\$50.00	(\$35.00)	\$935.00	\$550.00	(\$385.00)	\$600.00
61300 - Corporate Annual Report	\$0.00	\$5.17	\$5.17	\$122.50	\$56.87	(\$65.63)	\$62.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$443.56	\$458.37	\$14.81	\$500.00
61400 - Community Event	\$0.00	\$333.33	\$333.33	\$929.51	\$3,666.63	\$2,737.12	\$4,000.00
61500 - Storage	\$0.00	\$20.83	\$20.83	\$250.00	\$229.13	(\$20.87)	\$250.00
61600 - Contingency	\$0.00	\$425.00	\$425.00	\$27,141.00	\$4,675.00	(\$22,466.00)	\$5,100.00
<b>Total General &amp; Administrative</b>	<b>\$2,498.30</b>	<b>\$7,891.83</b>	<b>\$5,393.53</b>	<b>\$59,535.85</b>	<b>\$86,810.13</b>	<b>\$27,274.28</b>	<b>\$94,702.00</b>
<u>Home Site Specific</u>							
68250 - Contract - Cable/Internet	\$10,293.33	\$34,000.00	\$23,706.67	\$109,390.35	\$374,000.00	\$264,609.65	\$408,000.00
<b>Total Home Site Specific</b>	<b>\$10,293.33</b>	<b>\$34,000.00</b>	<b>\$23,706.67</b>	<b>\$109,390.35</b>	<b>\$374,000.00</b>	<b>\$264,609.65</b>	<b>\$408,000.00</b>
<b>Total Expense</b>	<b>\$12,791.63</b>	<b>\$41,891.83</b>	<b>\$29,100.20</b>	<b>\$168,926.20</b>	<b>\$460,810.13</b>	<b>\$291,883.93</b>	<b>\$502,702.00</b>
<b>Operating Net Income</b>	<b>\$67.70</b>	<b>\$0.00</b>	<b>\$67.70</b>	<b>(\$21,203.43)</b>	<b>\$0.00</b>	<b>(\$21,203.43)</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>\$67.70</b>	<b>\$0.00</b>	<b>\$67.70</b>	<b>(\$21,203.43)</b>	<b>\$0.00</b>	<b>(\$21,203.43)</b>	<b>\$0.00</b>