

Union Park Master Homeowners Association, Inc.

Balance Sheet

11/30/2020

Assets

Cash - Operating

10100 - AAB -Operating

\$144,342.47

Cash - Operating Total

\$144,342.47

Accounts Receivable

11100 - A/R - Mx. Receivable

\$6,101.15

11200 - A/R - Assessments

\$22,749.67

Accounts Receivable Total

\$28,850.82

Allowance for Bad Debt

12000 - Allowance for Bad Debt

(\$5,056.11)

Allowance for Bad Debt Total

(\$5,056.11)

Current Asset

14200 - PPD D&O Insurance - 4/21

\$982.36

14400 - PPD Crime Ins - 5/21

\$287.72

14700 - Prepaid Expense

\$58,630.00

Current Asset Total

\$59,900.08

Assets Total

\$228,037.26

Liabilities and Equity

Current Liability

20500 - Deferred Assessments

\$73,516.44

22100 - Prepaid Owner Assessments

\$59,873.96

Current Liability Total

\$133,390.40

Retained Earnings

\$34,378.08

Net Income

\$60,268.78

Liabilities & Equity Total

\$228,037.26

Union Park Master Homeowners Association, Inc.
Income Statement
11/1/2020 - 11/30/2020

| | 11/1/2020 - 11/30/2020 | | | 1/1/2020 - 11/30/2020 | | | |
|---|------------------------|--------------------|----------------------|-----------------------|---------------------|----------------------|----------------------|
| Accounts | Actual | Budget | Variance | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
| Income | | | | | | | |
| <u>Income</u> | | | | | | | |
| 40000 - Assessment Income | \$73,255.66 | \$56,962.11 | \$16,293.55 | \$590,994.61 | \$626,583.21 | (\$35,588.60) | \$683,545.27 |
| 40700 - Initial Contribution | \$600.00 | \$0.00 | \$600.00 | \$69,900.00 | \$0.00 | \$69,900.00 | \$0.00 |
| 40800 - Collection Processing Fees | \$0.00 | \$0.00 | \$0.00 | \$350.00 | \$0.00 | \$350.00 | \$0.00 |
| 41100 - Late Fees | \$0.00 | \$0.00 | \$0.00 | \$4,845.08 | \$0.00 | \$4,845.08 | \$0.00 |
| 41200 - Interest - Delinquent Accounts | \$511.97 | \$0.00 | \$511.97 | \$3,096.96 | \$0.00 | \$3,096.96 | \$0.00 |
| 41750 - Lease Fee | \$50.00 | \$0.00 | \$50.00 | \$900.00 | \$0.00 | \$900.00 | \$0.00 |
| 41900 - Interest Income - Operating | \$8.44 | \$0.00 | \$8.44 | \$86.85 | \$0.00 | \$86.85 | \$0.00 |
| Total Income | \$74,426.07 | \$56,962.11 | \$17,463.96 | \$670,173.50 | \$626,583.21 | \$43,590.29 | \$683,545.27 |
| Total Income | \$74,426.07 | \$56,962.11 | \$17,463.96 | \$670,173.50 | \$626,583.21 | \$43,590.29 | \$683,545.27 |
| Expense | | | | | | | |
| <u>General & Administrative</u> | | | | | | | |
| 60150 - Management Fees | \$7,592.00 | \$7,020.00 | (\$572.00) | \$78,500.50 | \$77,220.00 | (\$1,280.50) | \$84,240.00 |
| 60300 - Accounting Fees & Tax Prep | \$0.00 | \$0.00 | \$0.00 | \$1,900.00 | \$250.00 | (\$1,650.00) | \$250.00 |
| 60350 - Legal Fees | \$190.00 | \$170.00 | (\$20.00) | \$3,681.36 | \$1,870.00 | (\$1,811.36) | \$2,040.00 |
| 60400 - Legal - Chargeback | (\$190.00) | \$0.00 | \$190.00 | (\$4,916.54) | \$0.00 | \$4,916.54 | \$0.00 |
| 60450 - Payment Coupons | \$0.00 | \$540.00 | \$540.00 | \$6.00 | \$5,940.00 | \$5,934.00 | \$6,480.00 |
| 60500 - AP Expense | \$20.00 | \$20.00 | \$0.00 | \$220.00 | \$220.00 | \$0.00 | \$240.00 |
| 60600 - Postage | \$921.95 | \$133.33 | (\$788.62) | \$6,269.57 | \$1,466.63 | (\$4,802.94) | \$1,600.00 |
| 60750 - Insurance - D&O | \$245.58 | \$133.33 | (\$112.25) | \$2,629.42 | \$1,466.63 | (\$1,162.79) | \$1,600.00 |
| 60950 - Insurance - Fidelity Bond/Crime | \$47.88 | \$54.17 | \$6.29 | \$574.80 | \$595.87 | \$21.07 | \$650.00 |
| 61100 - Office Expense | \$5,065.27 | \$208.33 | (\$4,856.94) | \$22,226.27 | \$2,291.63 | (\$19,934.64) | \$2,500.00 |
| 61150 - Website Service | \$95.00 | \$80.00 | (\$15.00) | \$1,045.00 | \$880.00 | (\$165.00) | \$960.00 |
| 61300 - Corporate Annual Report | \$0.00 | \$0.00 | \$0.00 | \$61.25 | \$62.00 | \$0.75 | \$62.00 |
| 61350 - Bad Debt | \$0.00 | \$83.33 | \$83.33 | \$593.89 | \$916.63 | \$322.74 | \$1,000.00 |
| 61500 - Storage | \$0.00 | \$25.00 | \$25.00 | \$250.00 | \$275.00 | \$25.00 | \$300.00 |
| 61600 - Miscellaneous | \$0.00 | \$0.00 | \$0.00 | \$12,257.70 | \$0.00 | (\$12,257.70) | \$0.00 |
| Total General & Administrative | \$13,987.68 | \$8,467.49 | (\$5,520.19) | \$125,299.22 | \$93,454.39 | (\$31,844.83) | \$101,922.00 |
| <u>Home Site Specific</u> | | | | | | | |
| 68250 - Telecommunications Fee | \$59,992.21 | \$48,638.40 | (\$11,353.81) | \$484,605.50 | \$535,022.40 | \$50,416.90 | \$583,660.80 |
| Total Home Site Specific | \$59,992.21 | \$48,638.40 | (\$11,353.81) | \$484,605.50 | \$535,022.40 | \$50,416.90 | \$583,660.80 |
| Total Expense | \$73,979.89 | \$57,105.89 | (\$16,874.00) | \$609,904.72 | \$628,476.79 | \$18,572.07 | \$685,582.80 |
| Operating Net Income | \$446.18 | (\$143.78) | \$589.96 | \$60,268.78 | (\$1,893.58) | \$62,162.36 | (\$2,037.53) |
| Net Income | \$446.18 | (\$143.78) | \$589.96 | \$60,268.78 | (\$1,893.58) | \$62,162.36 | (\$2,037.53) |