

Union Park Master Homeowners Association, Inc.

Balance Sheet

12/31/2020

Assets

Cash - Operating

10100 - AAB -Operating \$204,450.95

Cash - Operating Total \$204,450.95

Accounts Receivable

11100 - A/R - Mx. Receivable \$4,510.51

11200 - A/R - Assessments \$15,587.76

Accounts Receivable Total \$20,098.27

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$6,198.30)

Allowance for Bad Debt Total (\$6,198.30)

Current Asset

14200 - PPD D&O Insurance - 4/21 \$736.78

14400 - PPD Crime Ins - 5/21 \$239.84

14700 - Prepaid Expense \$7,168.24

Current Asset Total \$8,144.86

Assets Total

\$226,495.78

Liabilities and Equity

Current Liability

22000 - Accounts Payable \$2,709.05

22100 - Prepaid Owner Assessments \$111,841.15

Current Liability Total \$114,550.20

Retained Earnings

\$34,378.08

Net Income

\$77,567.50

Liabilities & Equity Total

\$226,495.78

Union Park Master Homeowners Association, Inc.
Income Statement
12/1/2020 - 12/31/2020

	12/1/2020 - 12/31/2020			1/1/2020 - 12/31/2020			
Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$75,741.44	\$56,962.06	\$18,779.38	\$666,736.05	\$683,545.27	(\$16,809.22)	\$683,545.27
40700 - Initial Contribution	\$11,100.00	\$0.00	\$11,100.00	\$81,000.00	\$0.00	\$81,000.00	\$0.00
40800 - Collection Processing Fees	(\$350.00)	\$0.00	(\$350.00)	\$0.00	\$0.00	\$0.00	\$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	\$265.26	\$0.00	\$265.26	\$3,362.22	\$0.00	\$3,362.22	\$0.00
41750 - Lease Fee	\$50.00	\$0.00	\$50.00	\$950.00	\$0.00	\$950.00	\$0.00
41900 - Interest Income - Operating	\$6.78	\$0.00	\$6.78	\$93.63	\$0.00	\$93.63	\$0.00
Total Income	\$86,813.48	\$56,962.06	\$29,851.42	\$756,986.98	\$683,545.27	\$73,441.71	\$683,545.27
Total Income	\$86,813.48	\$56,962.06	\$29,851.42	\$756,986.98	\$683,545.27	\$73,441.71	\$683,545.27
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$7,592.00	\$7,020.00	(\$572.00)	\$86,092.50	\$84,240.00	(\$1,852.50)	\$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	\$0.00	\$170.00	\$170.00	\$3,681.36	\$2,040.00	(\$1,641.36)	\$2,040.00
60400 - Legal - Chargeback	(\$70.00)	\$0.00	\$70.00	(\$4,986.54)	\$0.00	\$4,986.54	\$0.00
60450 - Payment Coupons	\$0.00	\$540.00	\$540.00	\$6.00	\$6,480.00	\$6,474.00	\$6,480.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$240.00	\$240.00	\$0.00	\$240.00
60600 - Postage	\$412.37	\$133.37	(\$279.00)	\$6,681.94	\$1,600.00	(\$5,081.94)	\$1,600.00
60750 - Insurance - D&O	\$245.58	\$133.37	(\$112.21)	\$2,875.00	\$1,600.00	(\$1,275.00)	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$47.88	\$54.13	\$6.25	\$622.68	\$650.00	\$27.32	\$650.00
61100 - Office Expense	\$541.38	\$208.37	(\$333.01)	\$22,767.65	\$2,500.00	(\$20,267.65)	\$2,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$1,140.00	\$960.00	(\$180.00)	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$1,172.84	\$83.37	(\$1,089.47)	\$1,766.73	\$1,000.00	(\$766.73)	\$1,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$250.00	\$300.00	\$50.00	\$300.00
61600 - Miscellaneous	\$162.38	\$0.00	(\$162.38)	\$12,420.08	\$0.00	(\$12,420.08)	\$0.00
Total General & Administrative	\$10,219.43	\$8,467.61	(\$1,751.82)	\$135,518.65	\$101,922.00	(\$33,596.65)	\$101,922.00
<u>Home Site Specific</u>							
68250 - Telecommunications Fee	\$59,295.33	\$48,638.40	(\$10,656.93)	\$543,900.83	\$583,660.80	\$39,759.97	\$583,660.80
Total Home Site Specific	\$59,295.33	\$48,638.40	(\$10,656.93)	\$543,900.83	\$583,660.80	\$39,759.97	\$583,660.80
Total Expense	\$69,514.76	\$57,106.01	(\$12,408.75)	\$679,419.48	\$685,582.80	\$6,163.32	\$685,582.80
Operating Net Income	\$17,298.72	(\$143.95)	\$17,442.67	\$77,567.50	(\$2,037.53)	\$79,605.03	(\$2,037.53)
Net Income	\$17,298.72	(\$143.95)	\$17,442.67	\$77,567.50	(\$2,037.53)	\$79,605.03	(\$2,037.53)