

Union Park Master Homeowners Association, Inc.

Balance Sheet

9/30/2020

Assets

Cash - Operating

10100 - AAB -Operating \$168,764.07

Cash - Operating Total \$168,764.07

Accounts Receivable

11100 - A/R - Mx. Receivable \$9,097.33

11200 - A/R - Assessments \$11,786.81

Accounts Receivable Total \$20,884.14

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$6,678.37)

Allowance for Bad Debt Total (\$6,678.37)

Current Asset

14200 - PPD D&O Insurance - 4/21 \$1,473.52

14400 - PPD Crime Ins - 5/21 \$383.48

Current Asset Total \$1,857.00

Assets Total \$184,826.84

Liabilities and Equity

Current Liability

22100 - Prepaid Owner Assessments \$93,705.03

Current Liability Total \$93,705.03

Retained Earnings \$34,378.08

Net Income \$56,743.73

Liabilities & Equity Total \$184,826.84

Union Park Master Homeowners Association, Inc.
Income Statement
9/1/2020 - 9/30/2020

9/1/2020 - 9/30/2020	1/1/2020 - 9/30/2020
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$72,482.12	\$56,962.11	\$15,520.01	\$444,731.30	\$512,658.99	(\$67,927.69)	\$683,545.27
40700 - Initial Contribution	\$1,500.00	\$0.00	\$1,500.00	\$66,600.00	\$0.00	\$66,600.00	\$0.00
40800 - Collection Processing Fees	\$350.00	\$0.00	\$350.00	\$350.00	\$0.00	\$350.00	\$0.00
41100 - Late Fees	\$0.00	\$0.00	\$0.00	\$3,745.08	\$0.00	\$3,745.08	\$0.00
41200 - Interest - Delinquent Accounts	\$318.69	\$0.00	\$318.69	\$2,425.81	\$0.00	\$2,425.81	\$0.00
41750 - Lease Fee	\$150.00	\$0.00	\$150.00	\$800.00	\$0.00	\$800.00	\$0.00
41900 - Interest Income - Operating	\$5.73	\$0.00	\$5.73	\$67.05	\$0.00	\$67.05	\$0.00
Total Income	\$74,806.54	\$56,962.11	\$17,844.43	\$518,719.24	\$512,658.99	\$6,060.25	\$683,545.27
Total Income	\$74,806.54	\$56,962.11	\$17,844.43	\$518,719.24	\$512,658.99	\$6,060.25	\$683,545.27
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$7,566.00	\$7,020.00	(\$546.00)	\$63,342.50	\$63,180.00	(\$162.50)	\$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	\$30.00	\$170.00	\$140.00	\$3,456.36	\$1,530.00	(\$1,926.36)	\$2,040.00
60400 - Legal - Chargeback	(\$30.00)	\$0.00	\$30.00	(\$4,726.54)	\$0.00	\$4,726.54	\$0.00
60450 - Payment Coupons	\$0.00	\$540.00	\$540.00	\$6.00	\$4,860.00	\$4,854.00	\$6,480.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$180.00	\$180.00	\$0.00	\$240.00
60600 - Postage	\$1,087.75	\$133.33	(\$954.42)	\$4,498.32	\$1,199.97	(\$3,298.35)	\$1,600.00
60750 - Insurance - D&O	\$245.58	\$133.33	(\$112.25)	\$2,138.26	\$1,199.97	(\$938.29)	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$47.88	\$54.17	\$6.29	\$479.04	\$487.53	\$8.49	\$650.00
61100 - Office Expense	\$1,370.65	\$208.33	(\$1,162.32)	\$12,409.84	\$1,874.97	(\$10,534.87)	\$2,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$855.00	\$720.00	(\$135.00)	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$427.23	\$83.33	(\$343.90)	\$593.89	\$749.97	\$156.08	\$1,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$250.00	\$225.00	(\$25.00)	\$300.00
61600 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$11,832.00	\$0.00	(\$11,832.00)	\$0.00
Total General & Administrative	\$10,860.09	\$8,467.49	(\$2,392.60)	\$97,275.92	\$76,519.41	(\$20,756.51)	\$101,922.00
<u>Home Site Specific</u>							
68250 - Telecommunications Fee	\$58,513.14	\$48,638.40	(\$9,874.74)	\$364,699.59	\$437,745.60	\$73,046.01	\$583,660.80
Total Home Site Specific	\$58,513.14	\$48,638.40	(\$9,874.74)	\$364,699.59	\$437,745.60	\$73,046.01	\$583,660.80
Total Expense	\$69,373.23	\$57,105.89	(\$12,267.34)	\$461,975.51	\$514,265.01	\$52,289.50	\$685,582.80
Operating Net Income	\$5,433.31	(\$143.78)	\$5,577.09	\$56,743.73	(\$1,606.02)	\$58,349.75	(\$2,037.53)
Net Income	\$5,433.31	(\$143.78)	\$5,577.09	\$56,743.73	(\$1,606.02)	\$58,349.75	(\$2,037.53)