

Union Park Master Homeowners Association, Inc.

Balance Sheet

2/29/2020

Assets

Cash - Operating

10100 - AAB -Operating \$85,668.41

Cash - Operating Total \$85,668.41

Accounts Receivable

11100 - A/R - Mx. Receivable \$7,980.53

11200 - A/R - Assessments \$23,498.33

Accounts Receivable Total \$31,478.86

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$7,477.09)

Allowance for Bad Debt Total (\$7,477.09)

Current Asset

14200 - PPD D&O Insurance \$221.62

14400 - PPD Crime Ins \$191.68

14700 - Prepaid Expense \$32,051.25

Current Asset Total \$32,464.55

Assets Total

\$142,134.73

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$41,909.90

22000 - Accounts Payable \$3,624.21

22100 - Prepaid Owner Assessments \$48,151.46

Current Liability Total \$93,685.57

Retained Earnings

\$34,378.08

Net Income

\$14,071.08

Liabilities & Equity Total

\$142,134.73

Union Park Master Homeowners Association, Inc.
Income Statement
2/1/2020 - 2/29/2020

2/1/2020 - 2/29/2020	1/1/2020 - 2/29/2020
----------------------	----------------------

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$43,352.84	\$56,962.11	(\$13,609.27)	\$82,724.99	\$113,924.22	(\$31,199.23)	\$683,545.27
40700 - Initial Contribution	\$12,900.00	\$0.00	\$12,900.00	\$23,700.00	\$0.00	\$23,700.00	\$0.00
41100 - Late Fees	\$2,225.00	\$0.00	\$2,225.00	\$2,300.00	\$0.00	\$2,300.00	\$0.00
41200 - Interest - Delinquent Accounts	\$0.00	\$0.00	\$0.00	\$179.01	\$0.00	\$179.01	\$0.00
41750 - Lease Fee	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$0.00
41900 - Interest Income - Operating	\$8.37	\$0.00	\$8.37	\$18.76	\$0.00	\$18.76	\$0.00
Total Income	\$58,586.21	\$56,962.11	\$1,624.10	\$109,022.76	\$113,924.22	(\$4,901.46)	\$683,545.27
Total Income	\$58,586.21	\$56,962.11	\$1,624.10	\$109,022.76	\$113,924.22	(\$4,901.46)	\$683,545.27
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$6,558.50	\$7,020.00	\$461.50	\$12,896.00	\$14,040.00	\$1,144.00	\$84,240.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$250.00
60350 - Legal Fees	\$70.00	\$170.00	\$100.00	\$780.00	\$340.00	(\$440.00)	\$2,040.00
60400 - Legal - Chargeback	(\$10.00)	\$0.00	\$10.00	(\$1,289.88)	\$0.00	\$1,289.88	\$0.00
60450 - Payment Coupons	\$6.00	\$540.00	\$534.00	\$6.00	\$1,080.00	\$1,074.00	\$6,480.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$40.00	\$40.00	\$0.00	\$240.00
60600 - Postage	\$609.26	\$133.33	(\$475.93)	\$1,076.87	\$266.66	(\$810.21)	\$1,600.00
60750 - Insurance - D&O	\$221.58	\$133.33	(\$88.25)	\$443.16	\$266.66	(\$176.50)	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$47.92	\$54.17	\$6.25	\$95.84	\$108.34	\$12.50	\$650.00
61100 - Office Expense	\$3,373.25	\$208.33	(\$3,164.92)	\$4,445.86	\$416.66	(\$4,029.20)	\$2,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$190.00	\$160.00	(\$30.00)	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$0.00	\$62.00	\$62.00	\$62.00
61350 - Bad Debt	\$83.33	\$83.33	\$0.00	\$83.33	\$166.66	\$83.33	\$1,000.00
61500 - Storage	\$250.00	\$25.00	(\$225.00)	\$250.00	\$50.00	(\$200.00)	\$300.00
61600 - Miscellaneous	\$11,832.00	\$0.00	(\$11,832.00)	\$11,832.00	\$0.00	(\$11,832.00)	\$0.00
Total General & Administrative	\$23,156.84	\$8,467.49	(\$14,689.35)	\$30,849.18	\$17,246.98	(\$13,602.20)	\$101,922.00
<u>Home Site Specific</u>							
68250 - Telecommunications Fee	\$32,051.25	\$48,638.40	\$16,587.15	\$64,102.50	\$97,276.80	\$33,174.30	\$583,660.80
Total Home Site Specific	\$32,051.25	\$48,638.40	\$16,587.15	\$64,102.50	\$97,276.80	\$33,174.30	\$583,660.80
Total Expense	\$55,208.09	\$57,105.89	\$1,897.80	\$94,951.68	\$114,523.78	\$19,572.10	\$685,582.80
Operating Net Income	\$3,378.12	(\$143.78)	\$3,521.90	\$14,071.08	(\$599.56)	\$14,670.64	(\$2,037.53)
Net Income	\$3,378.12	(\$143.78)	\$3,521.90	\$14,071.08	(\$599.56)	\$14,670.64	(\$2,037.53)