

Union Park Master Homeowners Association, Inc.

Balance Sheet

8/31/2020

Assets

Cash - Operating

10100 - AAB -Operating \$113,442.11

Cash - Operating Total \$113,442.11

Accounts Receivable

11100 - A/R - Mx. Receivable \$19,051.18

11200 - A/R - Assessments \$29,373.72

Accounts Receivable Total \$48,424.90

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$6,893.00)

Allowance for Bad Debt Total (\$6,893.00)

Current Asset

14200 - PPD D&O Insurance - 4/21 \$1,719.10

14400 - PPD Crime Ins - 5/21 \$431.36

14700 - Prepaid Expense \$54,395.00

Current Asset Total \$56,545.46

Assets Total

\$211,519.47

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$70,113.42

22000 - Accounts Payable \$550.00

22100 - Prepaid Owner Assessments \$55,167.55

Current Liability Total \$125,830.97

Retained Earnings

\$34,378.08

Net Income

\$51,310.42

Liabilities & Equity Total

\$211,519.47

Union Park Master Homeowners Association, Inc.
Income Statement
8/1/2020 - 8/31/2020

8/1/2020 - 8/31/2020	1/1/2020 - 8/31/2020
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$71,234.58	\$56,962.11	\$14,272.47	\$372,249.18	\$455,696.88	(\$83,447.70)	\$683,545.27
40700 - Initial Contribution	\$10,200.00	\$0.00	\$10,200.00	\$65,100.00	\$0.00	\$65,100.00	\$0.00
41000 - Return Payment Fee	(\$25.00)	\$0.00	(\$25.00)	\$0.00	\$0.00	\$0.00	\$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	\$705.15	\$0.00	\$705.15	\$2,107.12	\$0.00	\$2,107.12	\$0.00
41750 - Lease Fee	\$50.00	\$0.00	\$50.00	\$650.00	\$0.00	\$650.00	\$0.00
41900 - Interest Income - Operating	\$8.65	\$0.00	\$8.65	\$61.32	\$0.00	\$61.32	\$0.00
Total Income	\$82,173.38	\$56,962.11	\$25,211.27	\$443,912.70	\$455,696.88	(\$11,784.18)	\$683,545.27
Total Income	\$82,173.38	\$56,962.11	\$25,211.27	\$443,912.70	\$455,696.88	(\$11,784.18)	\$683,545.27
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$7,397.00	\$7,020.00	(\$377.00)	\$55,776.50	\$56,160.00	\$383.50	\$84,240.00
60300 - Accounting Fees & Tax Prep	\$1,900.00	\$0.00	(\$1,900.00)	\$1,900.00	\$250.00	(\$1,650.00)	\$250.00
60350 - Legal Fees	\$924.76	\$170.00	(\$754.76)	\$3,426.36	\$1,360.00	(\$2,066.36)	\$2,040.00
60400 - Legal - Chargeback	(\$1,787.29)	\$0.00	\$1,787.29	(\$4,696.54)	\$0.00	\$4,696.54	\$0.00
60450 - Payment Coupons	\$0.00	\$540.00	\$540.00	\$6.00	\$4,320.00	\$4,314.00	\$6,480.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$160.00	\$160.00	\$0.00	\$240.00
60600 - Postage	\$64.50	\$133.33	\$68.83	\$3,410.57	\$1,066.64	(\$2,343.93)	\$1,600.00
60750 - Insurance - D&O	\$245.58	\$133.33	(\$112.25)	\$1,892.68	\$1,066.64	(\$826.04)	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$47.88	\$54.17	\$6.29	\$431.16	\$433.36	\$2.20	\$650.00
61100 - Office Expense	\$130.03	\$208.33	\$78.30	\$11,039.19	\$1,666.64	(\$9,372.55)	\$2,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$760.00	\$640.00	(\$120.00)	\$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	\$166.66	\$666.64	\$499.98	\$1,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$250.00	\$200.00	(\$50.00)	\$300.00
61600 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$11,832.00	\$0.00	(\$11,832.00)	\$0.00
Total General & Administrative	\$9,037.46	\$8,467.49	(\$569.97)	\$86,415.83	\$68,051.92	(\$18,363.91)	\$101,922.00
<u>Home Site Specific</u>							
68250 - Telecommunications Fee	\$54,395.00	\$48,638.40	(\$5,756.60)	\$306,186.45	\$389,107.20	\$82,920.75	\$583,660.80
Total Home Site Specific	\$54,395.00	\$48,638.40	(\$5,756.60)	\$306,186.45	\$389,107.20	\$82,920.75	\$583,660.80
Total Expense	\$63,432.46	\$57,105.89	(\$6,326.57)	\$392,602.28	\$457,159.12	\$64,556.84	\$685,582.80
Operating Net Income	\$18,740.92	(\$143.78)	\$18,884.70	\$51,310.42	(\$1,462.24)	\$52,772.66	(\$2,037.53)
Net Income	\$18,740.92	(\$143.78)	\$18,884.70	\$51,310.42	(\$1,462.24)	\$52,772.66	(\$2,037.53)