

Union Park Master Homeowners Association, Inc.

Balance Sheet

7/31/2020

Assets

Cash - Operating

10100 - AAB -Operating \$112,322.25

Cash - Operating Total \$112,322.25

Accounts Receivable

11100 - A/R - Mx. Receivable \$6,848.75

11200 - A/R - Assessments \$40,867.66

Accounts Receivable Total \$47,716.41

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$6,899.84)

Allowance for Bad Debt Total (\$6,899.84)

Current Asset

14200 - PPD D&O Insurance - 4/21 \$1,964.68

14400 - PPD Crime Ins - 5/20 \$479.24

14700 - Prepaid Expense \$108,790.00

Current Asset Total \$111,233.92

Assets Total

\$264,372.74

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$139,266.88

22000 - Accounts Payable \$14,762.00

22100 - Prepaid Owner Assessments \$43,406.28

Current Liability Total \$197,435.16

Other

38000 - Suspense (\$10.00)

Other Total (\$10.00)

Retained Earnings

\$34,378.08

Net Income

\$32,569.50

Liabilities & Equity Total

\$264,372.74

Union Park Master Homeowners Association, Inc.
Income Statement
7/1/2020 - 7/31/2020

7/1/2020 - 7/31/2020	1/1/2020 - 7/31/2020
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$36,817.39	\$56,962.11	(\$20,144.72)	\$301,014.60	\$398,734.77	(\$97,720.17)	\$683,545.27
40700 - Initial Contribution	\$2,400.00	\$0.00	\$2,400.00	\$54,900.00	\$0.00	\$54,900.00	\$0.00
41000 - Return Payment Fee	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$0.00
41100 - Late Fees	\$500.00	\$0.00	\$500.00	\$3,745.08	\$0.00	\$3,745.08	\$0.00
41200 - Interest - Delinquent Accounts	\$110.50	\$0.00	\$110.50	\$1,401.97	\$0.00	\$1,401.97	\$0.00
41750 - Lease Fee	\$150.00	\$0.00	\$150.00	\$600.00	\$0.00	\$600.00	\$0.00
41900 - Interest Income - Operating	\$10.26	\$0.00	\$10.26	\$52.67	\$0.00	\$52.67	\$0.00
Total Income	\$40,013.15	\$56,962.11	(\$16,948.96)	\$361,739.32	\$398,734.77	(\$36,995.45)	\$683,545.27
Total Income	\$40,013.15	\$56,962.11	(\$16,948.96)	\$361,739.32	\$398,734.77	(\$36,995.45)	\$683,545.27
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$7,397.00	\$7,020.00	(\$377.00)	\$48,379.50	\$49,140.00	\$760.50	\$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	\$120.00	\$170.00	\$50.00	\$2,501.60	\$1,190.00	(\$1,311.60)	\$2,040.00
60400 - Legal - Chargeback	(\$120.00)	\$0.00	\$120.00	(\$2,909.25)	\$0.00	\$2,909.25	\$0.00
60450 - Payment Coupons	\$0.00	\$540.00	\$540.00	\$6.00	\$3,780.00	\$3,774.00	\$6,480.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$140.00	\$140.00	\$0.00	\$240.00
60600 - Postage	\$773.95	\$133.33	(\$640.62)	\$3,346.07	\$933.31	(\$2,412.76)	\$1,600.00
60750 - Insurance - D&O	\$245.58	\$133.33	(\$112.25)	\$1,647.10	\$933.31	(\$713.79)	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$47.88	\$54.17	\$6.29	\$383.28	\$379.19	(\$4.09)	\$650.00
61100 - Office Expense	\$2,951.62	\$208.33	(\$2,743.29)	\$10,909.16	\$1,458.31	(\$9,450.85)	\$2,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$665.00	\$560.00	(\$105.00)	\$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	\$583.31	\$416.65	\$1,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$250.00	\$175.00	(\$75.00)	\$300.00
61600 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$11,832.00	\$0.00	(\$11,832.00)	\$0.00
Total General & Administrative	\$11,531.03	\$8,467.49	(\$3,063.54)	\$77,378.37	\$59,584.43	(\$17,793.94)	\$101,922.00
<u>Home Site Specific</u>							
68250 - Telecommunications Fee	\$39,173.64	\$48,638.40	\$9,464.76	\$251,791.45	\$340,468.80	\$88,677.35	\$583,660.80
Total Home Site Specific	\$39,173.64	\$48,638.40	\$9,464.76	\$251,791.45	\$340,468.80	\$88,677.35	\$583,660.80
Total Expense	\$50,704.67	\$57,105.89	\$6,401.22	\$329,169.82	\$400,053.23	\$70,883.41	\$685,582.80
Operating Net Income	(\$10,691.52)	(\$143.78)	(\$10,547.74)	\$32,569.50	(\$1,318.46)	\$33,887.96	(\$2,037.53)
Net Income	(\$10,691.52)	(\$143.78)	(\$10,547.74)	\$32,569.50	(\$1,318.46)	\$33,887.96	(\$2,037.53)