

Union Park Master Homeowners Association, Inc.

Balance Sheet

6/30/2020

Assets

Cash - Operating

10100 - AAB -Operating \$150,623.28

Cash - Operating Total \$150,623.28

Accounts Receivable

11100 - A/R - Mx. Receivable \$5,928.13

11200 - A/R - Assessments \$8,132.19

Accounts Receivable Total \$14,060.32

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$6,960.62)

Allowance for Bad Debt Total (\$6,960.62)

Current Asset

14200 - PPD D&O Insurance - 4/21 \$2,210.26

14400 - PPD Crime Ins - 5/20 \$527.12

Current Asset Total \$2,737.38

Assets Total

\$160,460.36

Liabilities and Equity

Current Liability

22100 - Prepaid Owner Assessments \$82,821.26

Current Liability Total \$82,821.26

Retained Earnings

\$34,378.08

Net Income

\$43,261.02

Liabilities & Equity Total

\$160,460.36

Union Park Master Homeowners Association, Inc.
Income Statement
6/1/2020 - 6/30/2020

6/1/2020 - 6/30/2020	1/1/2020 - 6/30/2020
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$47,600.62	\$56,962.11	(\$9,361.49)	\$264,197.21	\$341,772.66	(\$77,575.45)	\$683,545.27
40700 - Initial Contribution	\$7,200.00	\$0.00	\$7,200.00	\$52,500.00	\$0.00	\$52,500.00	\$0.00
41100 - Late Fees	\$595.08	\$0.00	\$595.08	\$3,245.08	\$0.00	\$3,245.08	\$0.00
41200 - Interest - Delinquent Accounts	\$203.33	\$0.00	\$203.33	\$1,291.47	\$0.00	\$1,291.47	\$0.00
41750 - Lease Fee	\$150.00	\$0.00	\$150.00	\$450.00	\$0.00	\$450.00	\$0.00
41900 - Interest Income - Operating	\$5.67	\$0.00	\$5.67	\$42.41	\$0.00	\$42.41	\$0.00
Total Income	\$55,754.70	\$56,962.11	(\$1,207.41)	\$321,726.17	\$341,772.66	(\$20,046.49)	\$683,545.27
Total Income	\$55,754.70	\$56,962.11	(\$1,207.41)	\$321,726.17	\$341,772.66	(\$20,046.49)	\$683,545.27
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$7,267.00	\$7,020.00	(\$247.00)	\$40,982.50	\$42,120.00	\$1,137.50	\$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	\$0.00	\$170.00	\$170.00	\$2,381.60	\$1,020.00	(\$1,361.60)	\$2,040.00
60400 - Legal - Chargeback	\$0.00	\$0.00	\$0.00	(\$2,789.25)	\$0.00	\$2,789.25	\$0.00
60450 - Payment Coupons	\$0.00	\$540.00	\$540.00	\$6.00	\$3,240.00	\$3,234.00	\$6,480.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$120.00	\$120.00	\$0.00	\$240.00
60600 - Postage	\$57.62	\$133.33	\$75.71	\$2,572.12	\$799.98	(\$1,772.14)	\$1,600.00
60750 - Insurance - D&O	\$245.58	\$133.33	(\$112.25)	\$1,401.52	\$799.98	(\$601.54)	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$47.88	\$54.17	\$6.29	\$335.40	\$325.02	(\$10.38)	\$650.00
61100 - Office Expense	\$307.80	\$208.33	(\$99.47)	\$7,957.54	\$1,249.98	(\$6,707.56)	\$2,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$570.00	\$480.00	(\$90.00)	\$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	\$499.98	\$333.32	\$1,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$250.00	\$150.00	(\$100.00)	\$300.00
61600 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$11,832.00	\$0.00	(\$11,832.00)	\$0.00
Total General & Administrative	\$8,040.88	\$8,467.49	\$426.61	\$65,847.34	\$51,116.94	(\$14,730.40)	\$101,922.00
<u>Home Site Specific</u>							
68250 - Telecommunications Fee	\$42,221.67	\$48,638.40	\$6,416.73	\$212,617.81	\$291,830.40	\$79,212.59	\$583,660.80
Total Home Site Specific	\$42,221.67	\$48,638.40	\$6,416.73	\$212,617.81	\$291,830.40	\$79,212.59	\$583,660.80
Total Expense	\$50,262.55	\$57,105.89	\$6,843.34	\$278,465.15	\$342,947.34	\$64,482.19	\$685,582.80
Operating Net Income	\$5,492.15	(\$143.78)	\$5,635.93	\$43,261.02	(\$1,174.68)	\$44,435.70	(\$2,037.53)
Net Income	\$5,492.15	(\$143.78)	\$5,635.93	\$43,261.02	(\$1,174.68)	\$44,435.70	(\$2,037.53)