

Union Park Master Homeowners Association, Inc.

Balance Sheet

1/31/2020

Assets

Cash - Operating

10100 - AAB -Operating \$61,896.05

Cash - Operating Total \$61,896.05

Accounts Receivable

11100 - A/R - Mx. Receivable \$6,915.05

11200 - A/R - Assessments \$43,081.32

Accounts Receivable Total \$49,996.37

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$7,435.88)

Allowance for Bad Debt Total (\$7,435.88)

Current Asset

14200 - PPD D&O Insurance \$443.20

14400 - PPD Crime Ins \$239.60

14700 - Prepaid Expense \$64,102.50

Current Asset Total \$64,785.30

Assets Total

\$169,241.84

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$81,630.98

22100 - Prepaid Owner Assessments \$42,529.82

Current Liability Total \$124,160.80

Retained Earnings

\$34,378.08

Net Income

\$10,702.96

Liabilities & Equity Total

\$169,241.84

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

1/1/2020 - 1/31/2020	1/1/2020 - 1/31/2020
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$39,372.15	\$56,962.11	(\$17,589.96)	\$39,372.15	\$56,962.11	(\$17,589.96)	\$683,545.27
40700 - Initial Contribution	\$10,800.00	\$0.00	\$10,800.00	\$10,800.00	\$0.00	\$10,800.00	\$0.00
41100 - Late Fees	\$75.00	\$0.00	\$75.00	\$75.00	\$0.00	\$75.00	\$0.00
41200 - Interest - Delinquent Accounts	\$179.01	\$0.00	\$179.01	\$179.01	\$0.00	\$179.01	\$0.00
41900 - Interest Income - Operating	\$10.39	\$0.00	\$10.39	\$10.39	\$0.00	\$10.39	\$0.00
Total Income	\$50,436.55	\$56,962.11	(\$6,525.56)	\$50,436.55	\$56,962.11	(\$6,525.56)	\$683,545.27
Total Income	\$50,436.55	\$56,962.11	(\$6,525.56)	\$50,436.55	\$56,962.11	(\$6,525.56)	\$683,545.27
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$6,337.50	\$7,020.00	\$682.50	\$6,337.50	\$7,020.00	\$682.50	\$84,240.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$250.00
60350 - Legal Fees	\$700.00	\$170.00	(\$530.00)	\$700.00	\$170.00	(\$530.00)	\$2,040.00
60400 - Legal - Chargeback	(\$1,279.88)	\$0.00	\$1,279.88	(\$1,279.88)	\$0.00	\$1,279.88	\$0.00
60450 - Payment Coupons	\$0.00	\$540.00	\$540.00	\$0.00	\$540.00	\$540.00	\$6,480.00
60500 - Bank Charges	\$20.00	\$20.00	\$0.00	\$20.00	\$20.00	\$0.00	\$240.00
60600 - Postage	\$467.61	\$133.33	(\$334.28)	\$467.61	\$133.33	(\$334.28)	\$1,600.00
60750 - Insurance - D&O	\$221.58	\$133.33	(\$88.25)	\$221.58	\$133.33	(\$88.25)	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$47.92	\$54.17	\$6.25	\$47.92	\$54.17	\$6.25	\$650.00
61100 - Office Expense	\$1,072.61	\$208.33	(\$864.28)	\$1,072.61	\$208.33	(\$864.28)	\$2,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$95.00	\$80.00	(\$15.00)	\$960.00
61300 - Corporate Annual Report	\$0.00	\$62.00	\$62.00	\$0.00	\$62.00	\$62.00	\$62.00
61350 - Bad Debt	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
Total General & Administrative	\$7,682.34	\$8,779.49	\$1,097.15	\$7,682.34	\$8,779.49	\$1,097.15	\$101,922.00
<u>Home Site Specific</u>							
68250 - Telecommunications Fee	\$32,051.25	\$48,638.40	\$16,587.15	\$32,051.25	\$48,638.40	\$16,587.15	\$583,660.80
Total Home Site Specific	\$32,051.25	\$48,638.40	\$16,587.15	\$32,051.25	\$48,638.40	\$16,587.15	\$583,660.80
Total Expense	\$39,733.59	\$57,417.89	\$17,684.30	\$39,733.59	\$57,417.89	\$17,684.30	\$685,582.80
Operating Net Income	\$10,702.96	(\$455.78)	\$11,158.74	\$10,702.96	(\$455.78)	\$11,158.74	(\$2,037.53)
Net Income	\$10,702.96	(\$455.78)	\$11,158.74	\$10,702.96	(\$455.78)	\$11,158.74	(\$2,037.53)