

Union Park Master Homeowners Association, Inc.

Balance Sheet

3/31/2020

Assets

Cash - Operating

10100 - AAB -Operating \$108,830.27

Cash - Operating Total \$108,830.27

Accounts Receivable

11100 - A/R - Mx. Receivable \$10,666.04

11200 - A/R - Assessments \$14,823.52

Accounts Receivable Total \$25,489.56

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$7,560.42)

Allowance for Bad Debt Total (\$7,560.42)

Current Asset

14200 - PPD D&O Insurance - 4/21 \$2,947.00

14400 - PPD Crime Ins - 5/20 \$143.76

Current Asset Total \$3,090.76

Assets Total \$129,850.17

Liabilities and Equity

Current Liability

22000 - Accounts Payable \$4,135.61

22100 - Prepaid Owner Assessments \$72,186.21

Current Liability Total \$76,321.82

Retained Earnings \$34,378.08

Net Income \$19,150.27

Liabilities & Equity Total \$129,850.17

Union Park Master Homeowners Association, Inc.
Income Statement
3/1/2020 - 3/31/2020

3/1/2020 - 3/31/2020	1/1/2020 - 3/31/2020
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$43,197.33	\$56,962.11	(\$13,764.78)	\$125,922.32	\$170,886.33	(\$44,964.01)	\$683,545.27
40700 - Initial Contribution	\$5,600.00	\$0.00	\$5,600.00	\$29,300.00	\$0.00	\$29,300.00	\$0.00
41100 - Late Fees	\$50.00	\$0.00	\$50.00	\$2,350.00	\$0.00	\$2,350.00	\$0.00
41200 - Interest - Delinquent Accounts	\$439.43	\$0.00	\$439.43	\$618.44	\$0.00	\$618.44	\$0.00
41750 - Lease Fee	\$50.00	\$0.00	\$50.00	\$150.00	\$0.00	\$150.00	\$0.00
41900 - Interest Income - Operating	\$8.49	\$0.00	\$8.49	\$27.25	\$0.00	\$27.25	\$0.00
Total Income	\$49,345.25	\$56,962.11	(\$7,616.86)	\$158,368.01	\$170,886.33	(\$12,518.32)	\$683,545.27
Total Income	\$49,345.25	\$56,962.11	(\$7,616.86)	\$158,368.01	\$170,886.33	(\$12,518.32)	\$683,545.27
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$6,838.00	\$7,020.00	\$182.00	\$19,734.00	\$21,060.00	\$1,326.00	\$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	\$260.00	\$170.00	(\$90.00)	\$1,040.00	\$510.00	(\$530.00)	\$2,040.00
60400 - Legal - Chargeback	(\$260.00)	\$0.00	\$260.00	(\$1,549.88)	\$0.00	\$1,549.88	\$0.00
60450 - Payment Coupons	\$0.00	\$540.00	\$540.00	\$6.00	\$1,620.00	\$1,614.00	\$6,480.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$60.00	\$60.00	\$0.00	\$240.00
60600 - Postage	\$193.53	\$133.33	(\$60.20)	\$1,270.40	\$399.99	(\$870.41)	\$1,600.00
60750 - Insurance - D&O	\$221.62	\$133.33	(\$88.29)	\$664.78	\$399.99	(\$264.79)	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$47.92	\$54.17	\$6.25	\$143.76	\$162.51	\$18.75	\$650.00
61100 - Office Expense	\$518.55	\$208.33	(\$310.22)	\$4,964.41	\$624.99	(\$4,339.42)	\$2,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$285.00	\$240.00	(\$45.00)	\$960.00
61300 - Corporate Annual Report	\$61.25	\$0.00	(\$61.25)	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$83.33	\$83.33	\$0.00	\$166.66	\$249.99	\$83.33	\$1,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$250.00	\$75.00	(\$175.00)	\$300.00
61600 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$11,832.00	\$0.00	(\$11,832.00)	\$0.00
Total General & Administrative	\$8,079.20	\$8,467.49	\$388.29	\$38,928.38	\$25,714.47	(\$13,213.91)	\$101,922.00
<u>Home Site Specific</u>							
68250 - Telecommunications Fee	\$36,186.86	\$48,638.40	\$12,451.54	\$100,289.36	\$145,915.20	\$45,625.84	\$583,660.80
Total Home Site Specific	\$36,186.86	\$48,638.40	\$12,451.54	\$100,289.36	\$145,915.20	\$45,625.84	\$583,660.80
Total Expense	\$44,266.06	\$57,105.89	\$12,839.83	\$139,217.74	\$171,629.67	\$32,411.93	\$685,582.80
Operating Net Income	\$5,079.19	(\$143.78)	\$5,222.97	\$19,150.27	(\$743.34)	\$19,893.61	(\$2,037.53)
Net Income	\$5,079.19	(\$143.78)	\$5,222.97	\$19,150.27	(\$743.34)	\$19,893.61	(\$2,037.53)