

Union Park Master Homeowners Association, Inc.
Balance Sheet
5/31/2020

Assets

Cash - Operating

10100 - AAB - Operating

\$117,657.29 ✓

Cash - Operating Total

\$117,657.29

Accounts Receivable

11100 - A/R - Mx. Receivable

\$7,378.19

11200 - A/R - Assessments

\$16,742.19 ✓

Accounts Receivable Total

\$24,120.38

Allowance for Bad Debt

12000 - Allowance for Bad Debt

(\$7,175.53)

Allowance for Bad Debt Total

(\$7,175.53)

Current Asset

14200 - PPD D&O Insurance - 4/21

\$2,455.84

14400 - PPD Crime Ins - 5/20

\$575.00

14700 - Prepaid Expense

\$34,576.50 ✓

Current Asset Total

\$37,607.34

Assets Total

\$172,209.48

Liabilities and Equity

Current Liability

20500 - Deferred Assessments

\$46,488.34 ✓

22000 - Accounts Payable

\$3,735.34 ✓

22100 - Prepaid Owner Assessments

\$49,838.85

Current Liability Total

\$100,062.53

Retained Earnings

\$34,378.08

Net Income

\$37,768.87

Liabilities & Equity Total

\$172,209.48

Union Park Master Homeowners Association, Inc.
Income Statement
5/1/2020 - 5/31/2020

5/1/2020 - 5/31/2020	1/1/2020 - 5/31/2020
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$49,125.98	\$56,962.11	(\$7,836.13)	\$216,596.59	\$284,810.55	(\$68,213.96)	\$683,545.27
40700 - Initial Contribution	\$15,700.00	\$0.00	\$15,700.00	\$45,300.00	\$0.00	\$45,300.00	\$0.00
41100 - Late Fees	\$300.00	\$0.00	\$300.00	\$2,650.00	\$0.00	\$2,650.00	\$0.00
41200 - Interest - Delinquent Accounts	\$74.10	\$0.00	\$74.10	\$1,088.14	\$0.00	\$1,088.14	\$0.00
41750 - Lease Fee	\$100.00	\$0.00	\$100.00	\$300.00	\$0.00	\$300.00	\$0.00
41900 - Interest Income - Operating	\$4.68	\$0.00	\$4.68	\$36.74	\$0.00	\$36.74	\$0.00
Total Income	\$65,304.76	\$56,962.11	\$8,342.65	\$265,971.47	\$284,810.55	(\$18,839.08)	\$683,545.27
Total Income	\$65,304.76	\$56,962.11	\$8,342.65	\$265,971.47	\$284,810.55	(\$18,839.08)	\$683,545.27
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$7,143.50	\$7,020.00	(\$123.50)	\$33,715.50	\$35,100.00	\$1,384.50	\$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	\$1,214.60	\$170.00	(\$1,044.60)	\$2,381.60	\$850.00	(\$1,531.60)	\$2,040.00
60400 - Legal - Chargeback	(\$1,239.37)	\$0.00	\$1,239.37	(\$2,789.25)	\$0.00	\$2,789.25	\$0.00
60450 - Payment Coupons	\$0.00	\$540.00	\$540.00	\$6.00	\$2,700.00	\$2,694.00	\$6,480.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$100.00	\$100.00	\$0.00	\$240.00
60600 - Postage	\$934.85	\$133.33	(\$801.52)	\$2,514.50	\$666.65	(\$1,847.85)	\$1,600.00
60750 - Insurance - D&O	\$245.58	\$133.33	(\$112.25)	\$1,155.94	\$666.65	(\$489.29)	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$71.88	\$54.17	(\$17.71)	\$287.52	\$270.85	(\$16.67)	\$650.00
61100 - Office Expense	\$2,220.42	\$208.33	(\$2,012.09)	\$7,649.74	\$1,041.65	(\$6,608.09)	\$2,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$475.00	\$400.00	(\$75.00)	\$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	\$416.65	\$249.99	\$1,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$250.00	\$125.00	(\$125.00)	\$300.00
61600 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$11,832.00	\$0.00	(\$11,832.00)	\$0.00
Total General & Administrative	\$10,706.46	\$8,467.49	(\$2,238.97)	\$57,806.46	\$42,649.45	(\$15,157.01)	\$101,922.00
<u>Home Site Specific</u>							
68250 - Telecommunications Fee	\$34,576.50	\$48,638.40	\$14,061.90	\$170,396.14	\$243,192.00	\$72,795.86	\$583,660.80
Total Home Site Specific	\$34,576.50	\$48,638.40	\$14,061.90	\$170,396.14	\$243,192.00	\$72,795.86	\$583,660.80
Total Expense	\$45,282.96	\$57,105.89	\$11,822.93	\$228,202.60	\$285,841.45	\$57,638.85	\$685,582.80
Operating Net Income	\$20,021.80	(\$143.78)	\$20,165.58	\$37,768.87	(\$1,030.90)	\$38,799.77	(\$2,037.53)
Net Income	\$20,021.80	(\$143.78)	\$20,165.58	\$37,768.87	(\$1,030.90)	\$38,799.77	(\$2,037.53)