

Union Park Master Homeowners Association, Inc.

Balance Sheet

4/30/2020

Assets

Cash - Operating

10100 - AAB - Operating \$83,968.89

Cash - Operating Total \$83,968.89

Accounts Receivable

11100 - A/R - Mx. Receivable \$8,976.99

11200 - A/R - Assessments \$31,249.97

Accounts Receivable Total \$40,226.96

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$7,485.45)

Allowance for Bad Debt Total (\$7,485.45)

Current Asset

14200 - PPD D&O Insurance - 4/21 \$2,701.42

14400 - PPD Crime Ins - 5/20 \$71.88

14700 - Prepaid Expense \$69,153.00

Current Asset Total \$71,926.30

Assets Total

\$188,636.70

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$88,145.77

22000 - Accounts Payable \$25.00

22100 - Prepaid Owner Assessments \$46,581.08

Current Liability Total \$134,751.85

Other

38000 - Suspense \$1,758.38

Other Total \$1,758.38

Retained Earnings

\$34,378.08

Net Income

\$17,748.39

Liabilities & Equity Total

\$188,636.70

Union Park Master Homeowners Association, Inc.
Income Statement
4/1/2020 - 4/30/2020

4/1/2020 - 4/30/2020 1/1/2020 - 4/30/2020

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$41,548.29	\$56,962.11	(\$15,413.82)	\$167,470.61	\$227,848.44	(\$60,377.83)	\$683,545.27
40700 - Initial Contribution	\$300.00	\$0.00	\$300.00	\$29,600.00	\$0.00	\$29,600.00	\$0.00
41100 - Late Fees	\$0.00	\$0.00	\$0.00	\$2,350.00	\$0.00	\$2,350.00	\$0.00
41200 - Interest - Delinquent Accounts	\$396.92	\$0.00	\$396.92	\$1,015.36	\$0.00	\$1,015.36	\$0.00
41750 - Lease Fee	\$50.00	\$0.00	\$50.00	\$200.00	\$0.00	\$200.00	\$0.00
41900 - Interest Income - Operating	\$4.81	\$0.00	\$4.81	\$32.06	\$0.00	\$32.06	\$0.00
Total Income	\$42,300.02	\$56,962.11	(\$14,662.09)	\$200,668.03	\$227,848.44	(\$27,180.41)	\$683,545.27
Total Income	\$42,300.02	\$56,962.11	(\$14,662.09)	\$200,668.03	\$227,848.44	(\$27,180.41)	\$683,545.27
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$6,838.00	\$7,020.00	\$182.00	\$26,572.00	\$28,080.00	\$1,508.00	\$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	\$127.00	\$170.00	\$43.00	\$1,167.00	\$680.00	(\$487.00)	\$2,040.00
60400 - Legal - Chargeback	\$0.00	\$0.00	\$0.00	(\$1,549.88)	\$0.00	\$1,549.88	\$0.00
60450 - Payment Coupons	\$0.00	\$540.00	\$540.00	\$6.00	\$2,160.00	\$2,154.00	\$6,480.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$80.00	\$80.00	\$0.00	\$240.00
60600 - Postage	\$309.25	\$133.33	(\$175.92)	\$1,579.65	\$533.32	(\$1,046.33)	\$1,600.00
60750 - Insurance - D&O	\$245.58	\$133.33	(\$112.25)	\$910.36	\$533.32	(\$377.04)	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$71.88	\$54.17	(\$17.71)	\$215.64	\$216.68	\$1.04	\$650.00
61100 - Office Expense	\$464.91	\$208.33	(\$256.58)	\$5,429.32	\$833.32	(\$4,596.00)	\$2,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$380.00	\$320.00	(\$60.00)	\$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	\$333.32	\$166.66	\$1,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$250.00	\$100.00	(\$150.00)	\$300.00
61600 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$11,832.00	\$0.00	(\$11,832.00)	\$0.00
Total General & Administrative	\$8,171.62	\$8,467.49	\$295.87	\$47,100.00	\$34,181.96	(\$12,918.04)	\$101,922.00
<u>Home Site Specific</u>							
68250 - Telecommunications Fee	\$35,530.28	\$48,638.40	\$13,108.12	\$135,819.64	\$194,553.60	\$58,733.96	\$583,660.80
Total Home Site Specific	\$35,530.28	\$48,638.40	\$13,108.12	\$135,819.64	\$194,553.60	\$58,733.96	\$583,660.80
Total Expense	\$43,701.90	\$57,105.89	\$13,403.99	\$182,919.64	\$228,735.56	\$45,815.92	\$685,582.80
Operating Net Income	(\$1,401.88)	(\$143.78)	(\$1,258.10)	\$17,748.39	(\$887.12)	\$18,635.51	(\$2,037.53)
Net Income	(\$1,401.88)	(\$143.78)	(\$1,258.10)	\$17,748.39	(\$887.12)	\$18,635.51	(\$2,037.53)