

Union Park Master Homeowners Association, Inc.

Balance Sheet

10/31/2020

Assets

Cash - Operating

10100 - AAB -Operating \$130,602.38

Cash - Operating Total \$130,602.38

Accounts Receivable

11100 - A/R - Mx. Receivable \$4,633.24

11200 - A/R - Assessments \$39,724.67

Accounts Receivable Total \$44,357.91

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$5,733.03)

Allowance for Bad Debt Total (\$5,733.03)

Current Asset

14200 - PPD D&O Insurance - 4/21 \$1,227.94

14400 - PPD Crime Ins - 5/21 \$335.60

14700 - Prepaid Expense \$115,390.00

Current Asset Total \$116,953.54

Assets Total

\$286,180.80

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$146,049.44

22000 - Accounts Payable \$900.00

22100 - Prepaid Owner Assessments \$45,030.68

Current Liability Total \$191,980.12

Retained Earnings

\$34,378.08

Net Income

\$59,822.60

Liabilities & Equity Total

\$286,180.80

Union Park Master Homeowners Association, Inc.
Income Statement
10/1/2020 - 10/31/2020

10/1/2020 - 10/31/2020	1/1/2020 - 10/31/2020
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$73,007.65	\$56,962.11	\$16,045.54	\$517,738.95	\$569,621.10	(\$51,882.15)	\$683,545.27
40700 - Initial Contribution	\$2,700.00	\$0.00	\$2,700.00	\$69,300.00	\$0.00	\$69,300.00	\$0.00
40800 - Collection Processing Fees	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00	\$0.00
41100 - Late Fees	\$1,100.00	\$0.00	\$1,100.00	\$4,845.08	\$0.00	\$4,845.08	\$0.00
41200 - Interest - Delinquent Accounts	\$159.18	\$0.00	\$159.18	\$2,584.99	\$0.00	\$2,584.99	\$0.00
41750 - Lease Fee	\$50.00	\$0.00	\$50.00	\$850.00	\$0.00	\$850.00	\$0.00
41900 - Interest Income - Operating	\$11.36	\$0.00	\$11.36	\$78.41	\$0.00	\$78.41	\$0.00
Total Income	\$77,028.19	\$56,962.11	\$20,066.08	\$595,747.43	\$569,621.10	\$26,126.33	\$683,545.27
Total Income	\$77,028.19	\$56,962.11	\$20,066.08	\$595,747.43	\$569,621.10	\$26,126.33	\$683,545.27
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$7,566.00	\$7,020.00	(\$546.00)	\$70,908.50	\$70,200.00	(\$708.50)	\$84,240.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$0.00	\$0.00	\$1,900.00	\$250.00	(\$1,650.00)	\$250.00
60350 - Legal Fees	\$35.00	\$170.00	\$135.00	\$3,491.36	\$1,700.00	(\$1,791.36)	\$2,040.00
60400 - Legal - Chargeback	\$0.00	\$0.00	\$0.00	(\$4,726.54)	\$0.00	\$4,726.54	\$0.00
60450 - Payment Coupons	\$0.00	\$540.00	\$540.00	\$6.00	\$5,400.00	\$5,394.00	\$6,480.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$200.00	\$200.00	\$0.00	\$240.00
60600 - Postage	\$849.30	\$133.33	(\$715.97)	\$5,347.62	\$1,333.30	(\$4,014.32)	\$1,600.00
60750 - Insurance - D&O	\$245.58	\$133.33	(\$112.25)	\$2,383.84	\$1,333.30	(\$1,050.54)	\$1,600.00
60950 - Insurance - Fidelity Bond/Crime	\$47.88	\$54.17	\$6.29	\$526.92	\$541.70	\$14.78	\$650.00
61100 - Office Expense	\$4,751.16	\$208.33	(\$4,542.83)	\$17,161.00	\$2,083.30	(\$15,077.70)	\$2,500.00
61150 - Website Service	\$95.00	\$80.00	(\$15.00)	\$950.00	\$800.00	(\$150.00)	\$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	\$593.89	\$833.30	\$239.41	\$1,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$250.00	\$250.00	\$0.00	\$300.00
61600 - Miscellaneous	\$425.70	\$0.00	(\$425.70)	\$12,257.70	\$0.00	(\$12,257.70)	\$0.00
Total General & Administrative	\$14,035.62	\$8,467.49	(\$5,568.13)	\$111,311.54	\$84,986.90	(\$26,324.64)	\$101,922.00
<u>Home Site Specific</u>							
68250 - Telecommunications Fee	\$59,913.70	\$48,638.40	(\$11,275.30)	\$424,613.29	\$486,384.00	\$61,770.71	\$583,660.80
Total Home Site Specific	\$59,913.70	\$48,638.40	(\$11,275.30)	\$424,613.29	\$486,384.00	\$61,770.71	\$583,660.80
Total Expense	\$73,949.32	\$57,105.89	(\$16,843.43)	\$535,924.83	\$571,370.90	\$35,446.07	\$685,582.80
Operating Net Income	\$3,078.87	(\$143.78)	\$3,222.65	\$59,822.60	(\$1,749.80)	\$61,572.40	(\$2,037.53)
Net Income	\$3,078.87	(\$143.78)	\$3,222.65	\$59,822.60	(\$1,749.80)	\$61,572.40	(\$2,037.53)