



Financial Reporting Package

Liberty Square at Union Park Community Association, Inc.

1/1/2023 to 1/31/2023

Always Home for You

Liberty Square at Union Park Community Association, Inc.

Balance Sheet

1/31/2023

Assets

Cash - Operating

10100 - AAB - Operating \$7,537.22

10300 - Bank Accounts \$6,631.82

Cash - Operating Total \$14,169.04

Accounts Receivable

11200 - A/R - Assessments \$2,976.12

Accounts Receivable Total \$2,976.12

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$120.95)

Allowance for Bad Debt Total (\$120.95)

Current Asset

12200 - Refundable deposit \$466.00

13000 - Prepaid Expenses \$170.00

14100 - PPD Liability Insurance \$4,005.26

Current Asset Total \$4,641.26

Assets Total \$21,665.47

Liabilities and Equity

Current Liability

22000 - Accounts Payable \$5,504.33

22100 - Prepaid Owner Assessments \$5,229.51

22400 - Accrued Expenses \$58.84

22500 - Due to Developer \$2,101.78

Current Liability Total \$12,894.46

Other

33700 - Retained Earnings \$14,069.65

38000 - Suspense \$549.31

Other Total \$14,618.96

Retained Earnings (\$1,006.51)

Net Income (\$4,841.44)

Liabilities & Equity Total \$21,665.47

Liberty Square at Union Park Community Association, Inc.
Income Statement
1/1/2023 - 1/31/2023

1/1/2023 - 1/31/2023 1/1/2023 - 1/31/2023

| Accounts | Actual | Budget | Variance | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---------------------|-------------------|---------------------|---------------------|-------------------|---------------------|--------------------|
| Income | | | | | | | |
| <u>Income</u> | | | | | | | |
| 40000 - Assessment Income | \$1,870.81 | \$3,630.00 | (\$1,759.19) | \$1,870.81 | \$3,630.00 | (\$1,759.19) | \$43,560.00 |
| 40004 - Assessment Income - Freedom Homes | \$4,455.00 | \$4,455.00 | \$0.00 | \$4,455.00 | \$4,455.00 | \$0.00 | \$53,460.00 |
| 40750 - Capital Contributions | \$0.00 | \$83.33 | (\$83.33) | \$0.00 | \$83.33 | (\$83.33) | \$1,000.00 |
| 41900 - Interest Income - Operating | \$0.19 | \$0.00 | \$0.19 | \$0.19 | \$0.00 | \$0.19 | \$0.00 |
| Total Income | \$6,326.00 | \$8,168.33 | (\$1,842.33) | \$6,326.00 | \$8,168.33 | (\$1,842.33) | \$98,020.00 |
| Total Income | \$6,326.00 | \$8,168.33 | (\$1,842.33) | \$6,326.00 | \$8,168.33 | (\$1,842.33) | \$98,020.00 |
| Expense | | | | | | | |
| <u>General & Administrative</u> | | | | | | | |
| 60150 - Management Fees | \$0.00 | \$726.00 | \$726.00 | \$0.00 | \$726.00 | \$726.00 | \$8,712.00 |
| 60300 - Accounting Fees & Tax Prep | \$0.00 | \$41.67 | \$41.67 | \$0.00 | \$41.67 | \$41.67 | \$500.00 |
| 60350 - Legal Fees | \$382.50 | \$62.50 | (\$320.00) | \$382.50 | \$62.50 | (\$320.00) | \$750.00 |
| 60500 - Bank Charges | \$0.00 | \$20.00 | \$20.00 | \$0.00 | \$20.00 | \$20.00 | \$240.00 |
| 60600 - Postage | \$72.60 | \$66.67 | (\$5.93) | \$72.60 | \$66.67 | (\$5.93) | \$800.00 |
| 60700 - Insurance Liability/Property/Umb | \$500.66 | \$575.75 | \$75.09 | \$500.66 | \$575.75 | \$75.09 | \$6,909.00 |
| 61000 - Collection Fees | \$0.00 | \$60.00 | \$60.00 | \$0.00 | \$60.00 | \$60.00 | \$720.00 |
| 61100 - Printing & Reproduction | \$129.58 | \$166.67 | \$37.09 | \$129.58 | \$166.67 | \$37.09 | \$2,000.00 |
| 61150 - Website/Caliber Portal Service | \$0.00 | \$95.00 | \$95.00 | \$0.00 | \$95.00 | \$95.00 | \$1,140.00 |
| 61300 - Corporate Annual Report | \$0.00 | \$5.08 | \$5.08 | \$0.00 | \$5.08 | \$5.08 | \$61.00 |
| 61500 - Storage Artemis | \$0.00 | \$25.00 | \$25.00 | \$0.00 | \$25.00 | \$25.00 | \$300.00 |
| 61600 - Miscellaneous | \$0.00 | \$83.33 | \$83.33 | \$0.00 | \$83.33 | \$83.33 | \$1,000.00 |
| Total General & Administrative | \$1,085.34 | \$1,927.67 | \$842.33 | \$1,085.34 | \$1,927.67 | \$842.33 | \$23,132.00 |
| <u>Grounds</u> | | | | | | | |
| 62850 - Fountains R&M | \$0.00 | \$83.33 | \$83.33 | \$0.00 | \$83.33 | \$83.33 | \$1,000.00 |
| 63400 - Entry Gate R&M | \$1,496.80 | \$500.00 | (\$996.80) | \$1,496.80 | \$500.00 | (\$996.80) | \$6,000.00 |
| 63450 - Gate Access Cards/Fobs | \$0.00 | \$81.50 | \$81.50 | \$0.00 | \$81.50 | \$81.50 | \$978.00 |
| 63860 - Security Cameras | \$3,614.69 | \$566.67 | (\$3,048.02) | \$3,614.69 | \$566.67 | (\$3,048.02) | \$6,800.00 |
| 64000 - Holiday Decorations | \$0.00 | \$125.00 | \$125.00 | \$0.00 | \$125.00 | \$125.00 | \$1,500.00 |
| 64075 - Grounds Maintenance - Misc. | \$0.00 | \$41.67 | \$41.67 | \$0.00 | \$41.67 | \$41.67 | \$500.00 |
| Total Grounds | \$5,111.49 | \$1,398.17 | (\$3,713.32) | \$5,111.49 | \$1,398.17 | (\$3,713.32) | \$16,778.00 |
| <u>Home Site Specific</u> | | | | | | | |
| 68000 - Contract Landscape Maintenance | \$4,455.00 | \$4,455.00 | \$0.00 | \$4,455.00 | \$4,455.00 | \$0.00 | \$53,460.00 |
| Total Home Site Specific | \$4,455.00 | \$4,455.00 | \$0.00 | \$4,455.00 | \$4,455.00 | \$0.00 | \$53,460.00 |
| <u>Utilities</u> | | | | | | | |
| 78000 - Electricity - Entry | \$461.66 | \$333.33 | (\$128.33) | \$461.66 | \$333.33 | (\$128.33) | \$4,000.00 |
| 78550 - Telephone | \$53.95 | \$54.17 | \$0.22 | \$53.95 | \$54.17 | \$0.22 | \$650.00 |
| Total Utilities | \$515.61 | \$387.50 | (\$128.11) | \$515.61 | \$387.50 | (\$128.11) | \$4,650.00 |
| Total Expense | \$11,167.44 | \$8,168.34 | (\$2,999.10) | \$11,167.44 | \$8,168.34 | (\$2,999.10) | \$98,020.00 |
| Operating Net Income | (\$4,841.44) | (\$0.01) | (\$4,841.43) | (\$4,841.44) | (\$0.01) | (\$4,841.43) | \$0.00 |
| Net Income | (\$4,841.44) | (\$0.01) | (\$4,841.43) | (\$4,841.44) | (\$0.01) | (\$4,841.43) | \$0.00 |