



## Financial Reporting Package

Liberty Square at Union Park Community Association, Inc.

6/1/2023 to 6/30/2023

Always Home for You

**Liberty Square at Union Park Community Association, Inc.**

**Balance Sheet**

**6/30/2023**

**Assets**

Cash - Operating

10100 - AAB - Operating	\$11,022.72
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<u>Cash - Operating Total</u>	<u>\$11,022.72</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$2,648.40
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11200 - A/R - Assessments	\$5,125.67
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<u>Accounts Receivable Total</u>	<u>\$7,774.07</u>
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$243.00)
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<u>Allowance for Bad Debt Total</u>	<u>(\$243.00)</u>
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Current Asset

12200 - Refundable deposit	\$466.00
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13000 - Prepaid Expenses	\$4,625.00
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14100 - PPD Liability Insurance	\$2,002.62
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<u>Current Asset Total</u>	<u>\$7,093.62</u>
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<i>Assets Total</i>	\$25,647.41
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**Liabilities and Equity**

Current Liability

22000 - Accounts Payable	\$14,123.04
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22100 - Prepaid Owner Assessments	\$4,893.44
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22400 - Accrued Expenses	\$1,346.42
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22500 - Due to Developer	\$2,101.78
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<u>Current Liability Total</u>	<u>\$22,464.68</u>
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Other

33700 - Retained Earnings	\$14,069.65
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38000 - Suspense	\$216.95
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<u>Other Total</u>	<u>\$14,286.60</u>
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<u>Retained Earnings</u>	(\$1,006.51)
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<u>Net Income</u>	(\$10,097.36)
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<i>Liabilities &amp; Equity Total</i>	\$25,647.41
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**Liberty Square at Union Park Community Association, Inc.**  
**Income Statement**  
**6/1/2023 - 6/30/2023**

6/1/2023 - 6/30/2023    1/1/2023 - 6/30/2023

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
40000 - Assessment Income	\$3,630.00	\$3,630.00	\$0.00	\$20,020.81	\$21,780.00	(\$1,759.19)	\$43,560.00
40004 - Assessment Income - Freedom Homes	\$4,455.00	\$4,455.00	\$0.00	\$26,730.00	\$26,730.00	\$0.00	\$53,460.00
40700 - Initial Contribution	\$200.00	\$0.00	\$200.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00
40750 - Capital Contributions	\$0.00	\$83.33	(\$83.33)	\$0.00	\$499.98	(\$499.98)	\$1,000.00
41100 - Late Fees Income	\$600.00	\$0.00	\$600.00	\$2,550.00	\$0.00	\$2,550.00	\$0.00
41200 - Interest - Delinquent Accounts	\$72.92	\$0.00	\$72.92	\$227.55	\$0.00	\$227.55	\$0.00
41900 - Interest Income - Operating	\$0.20	\$0.00	\$0.20	\$1.33	\$0.00	\$1.33	\$0.00
<b>Total Income</b>	<b>\$8,958.12</b>	<b>\$8,168.33</b>	<b>\$789.79</b>	<b>\$50,529.69</b>	<b>\$49,009.98</b>	<b>\$1,519.71</b>	<b>\$98,020.00</b>
<b>Total Income</b>	<b>\$8,958.12</b>	<b>\$8,168.33</b>	<b>\$789.79</b>	<b>\$50,529.69</b>	<b>\$49,009.98</b>	<b>\$1,519.71</b>	<b>\$98,020.00</b>
<b>Expense</b>							
<u>General &amp; Administrative</u>							
60150 - Management Fees	\$726.00	\$726.00	\$0.00	\$2,904.00	\$4,356.00	\$1,452.00	\$8,712.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
60350 - Legal Fees	\$0.00	\$62.50	\$62.50	\$382.50	\$375.00	(\$7.50)	\$750.00
60450 - Payment Coupons	\$1.85	\$0.00	(\$1.85)	\$230.89	\$0.00	(\$230.89)	\$0.00
60500 - Bank Charges	\$20.00	\$20.00	\$0.00	\$100.00	\$120.00	\$20.00	\$240.00
60600 - Postage	\$9.06	\$66.67	\$57.61	\$476.26	\$400.02	(\$76.24)	\$800.00
60700 - Insurance Liability/Property/Umb	\$500.66	\$575.75	\$75.09	\$2,503.30	\$3,454.50	\$951.20	\$6,909.00
61000 - Collection Fees	\$0.00	\$60.00	\$60.00	\$0.00	\$360.00	\$360.00	\$720.00
61100 - Printing & Reproduction	\$6.82	\$166.67	\$159.85	\$367.78	\$1,000.02	\$632.24	\$2,000.00
61150 - Website/Caliber Portal Service	\$95.00	\$95.00	\$0.00	\$190.00	\$570.00	\$380.00	\$1,140.00
61300 - Corporate Annual Report	\$0.00	\$5.08	\$5.08	\$61.25	\$30.48	(\$30.77)	\$61.00
61350 - Bad Debt	\$261.66	\$0.00	(\$261.66)	\$140.71	\$0.00	(\$140.71)	\$0.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$300.00	\$150.00	(\$150.00)	\$300.00
61600 - Miscellaneous	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
<b>Total General &amp; Administrative</b>	<b>\$1,621.05</b>	<b>\$1,927.67</b>	<b>\$306.62</b>	<b>\$7,656.69</b>	<b>\$11,566.02</b>	<b>\$3,909.33</b>	<b>\$23,132.00</b>
<u>Grounds</u>							
62850 - Fountains R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
63300 - Contract - Entry Gate Service	\$0.00	\$0.00	\$0.00	\$510.00	\$0.00	(\$510.00)	\$0.00
63350 - Entry Gate Monitoring	\$0.00	\$0.00	\$0.00	\$725.00	\$0.00	(\$725.00)	\$0.00
63400 - Entry Gate R&M	\$0.00	\$500.00	\$500.00	\$2,059.60	\$3,000.00	\$940.40	\$6,000.00
63450 - Gate Access Cards/Fobs	\$0.00	\$81.50	\$81.50	\$0.00	\$489.00	\$489.00	\$978.00
63860 - Security Cameras	\$140.00	\$566.67	\$426.67	\$9,836.50	\$3,400.02	(\$6,436.48)	\$6,800.00
64000 - Holiday Decorations	\$0.00	\$125.00	\$125.00	\$0.00	\$750.00	\$750.00	\$1,500.00
64075 - Grounds Maintenance - Misc.	\$0.00	\$41.67	\$41.67	\$405.00	\$250.02	(\$154.98)	\$500.00
<b>Total Grounds</b>	<b>\$140.00</b>	<b>\$1,398.17</b>	<b>\$1,258.17</b>	<b>\$13,536.10</b>	<b>\$8,389.02</b>	<b>(\$5,147.08)</b>	<b>\$16,778.00</b>
<u>Home Site Specific</u>							
68000 - Contract Landscape Maintenance	\$4,455.00	\$4,455.00	\$0.00	\$35,640.00	\$26,730.00	(\$8,910.00)	\$53,460.00
<b>Total Home Site Specific</b>	<b>\$4,455.00</b>	<b>\$4,455.00</b>	<b>\$0.00</b>	<b>\$35,640.00</b>	<b>\$26,730.00</b>	<b>(\$8,910.00)</b>	<b>\$53,460.00</b>
<u>Utilities</u>							
78000 - Electricity - Entry	\$447.34	\$333.33	(\$114.01)	\$3,059.61	\$1,999.98	(\$1,059.63)	\$4,000.00
78550 - Telephone	\$301.80	\$54.17	(\$247.63)	\$734.65	\$325.02	(\$409.63)	\$650.00
<b>Total Utilities</b>	<b>\$749.14</b>	<b>\$387.50</b>	<b>(\$361.64)</b>	<b>\$3,794.26</b>	<b>\$2,325.00</b>	<b>(\$1,469.26)</b>	<b>\$4,650.00</b>
<b>Total Expense</b>	<b>\$6,965.19</b>	<b>\$8,168.34</b>	<b>\$1,203.15</b>	<b>\$60,627.05</b>	<b>\$49,010.04</b>	<b>(\$11,617.01)</b>	<b>\$98,020.00</b>
<b>Operating Net Income</b>	<b>\$1,992.93</b>	<b>(\$0.01)</b>	<b>\$1,992.94</b>	<b>(\$10,097.36)</b>	<b>(\$0.06)</b>	<b>(\$10,097.30)</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>\$1,992.93</b>	<b>(\$0.01)</b>	<b>\$1,992.94</b>	<b>(\$10,097.36)</b>	<b>(\$0.06)</b>	<b>(\$10,097.30)</b>	<b>\$0.00</b>