



Financial Reporting Package

Liberty Square at Union Park Community Association, Inc.

8/1/2023 to 8/31/2023

Always Home for You

Liberty Square at Union Park Community Association, Inc.

Balance Sheet

8/31/2023

Assets

Cash - Operating

10100 - AAB - Operating	\$15,240.57
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<u>Cash - Operating Total</u>	<u>\$15,240.57</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$2,007.04
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11200 - A/R - Assessments	\$4,337.31
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<u>Accounts Receivable Total</u>	<u>\$6,344.35</u>
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$15.03)
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<u>Allowance for Bad Debt Total</u>	<u>(\$15.03)</u>
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Current Asset

12200 - Refundable deposit	\$466.00
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14100 - PPD Liability Insurance	\$1,126.47
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<u>Current Asset Total</u>	<u>\$1,592.47</u>
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<i>Assets Total</i>	\$23,162.36
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Liabilities and Equity

Current Liability

22000 - Accounts Payable	\$4,455.00
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22100 - Prepaid Owner Assessments	\$5,180.58
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22400 - Accrued Expenses	\$1,386.42
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22500 - Due to Developer	\$2,101.78
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<u>Current Liability Total</u>	<u>\$13,123.78</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>	(\$3,241.51)
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<i>Liabilities & Equity Total</i>	\$23,162.36
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Liberty Square at Union Park Community Association, Inc.
Income Statement
8/1/2023 - 8/31/2023

8/1/2023 - 8/31/2023 1/1/2023 - 8/31/2023

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$3,630.00	\$3,630.00	\$0.00	\$27,280.81	\$29,040.00	(\$1,759.19)	\$43,560.00
40004 - Assessment Income - Freedom Homes	\$4,455.00	\$4,455.00	\$0.00	\$35,640.00	\$35,640.00	\$0.00	\$53,460.00
40700 - Initial Contribution	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00
40750 - Capital Contributions	\$0.00	\$83.33	(\$83.33)	\$0.00	\$666.64	(\$666.64)	\$1,000.00
41100 - Late Fees Income	\$0.00	\$0.00	\$0.00	\$3,275.00	\$0.00	\$3,275.00	\$0.00
41200 - Interest - Delinquent Accounts	\$63.83	\$0.00	\$63.83	\$362.04	\$0.00	\$362.04	\$0.00
41900 - Interest Income - Operating	\$0.30	\$0.00	\$0.30	\$1.88	\$0.00	\$1.88	\$0.00
Total Income	\$8,149.13	\$8,168.33	(\$19.20)	\$67,559.73	\$65,346.64	\$2,213.09	\$98,020.00
Total Income	\$8,149.13	\$8,168.33	(\$19.20)	\$67,559.73	\$65,346.64	\$2,213.09	\$98,020.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$726.00	\$726.00	\$0.00	\$4,356.00	\$5,808.00	\$1,452.00	\$8,712.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$41.67	\$41.67	\$0.00	\$333.36	\$333.36	\$500.00
60350 - Legal Fees	\$0.00	\$62.50	\$62.50	\$382.50	\$500.00	\$117.50	\$750.00
60450 - Payment Coupons	\$0.00	\$0.00	\$0.00	\$230.89	\$0.00	(\$230.89)	\$0.00
60500 - Bank Charges	\$20.00	\$20.00	\$0.00	\$140.00	\$160.00	\$20.00	\$240.00
60600 - Postage	\$55.80	\$66.67	\$10.87	\$532.06	\$533.36	\$1.30	\$800.00
60700 - Insurance Liability/Property/Umb	\$375.49	\$575.75	\$200.26	\$3,379.45	\$4,606.00	\$1,226.55	\$6,909.00
61000 - Collection Fees	\$0.00	\$60.00	\$60.00	\$0.00	\$480.00	\$480.00	\$720.00
61100 - Printing & Reproduction	\$22.18	\$166.67	\$144.49	\$389.96	\$1,333.36	\$943.40	\$2,000.00
61150 - Website/Caliber Portal Service	\$95.00	\$95.00	\$0.00	\$310.00	\$760.00	\$450.00	\$1,140.00
61300 - Corporate Annual Report	\$0.00	\$5.08	\$5.08	\$61.25	\$40.64	(\$20.61)	\$61.00
61350 - Bad Debt	\$0.00	\$0.00	\$0.00	\$140.71	\$0.00	(\$140.71)	\$0.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$300.00	\$200.00	(\$100.00)	\$300.00
61600 - Miscellaneous	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$1,000.00
Total General & Administrative	\$1,294.47	\$1,927.67	\$633.20	\$10,222.82	\$15,421.36	\$5,198.54	\$23,132.00
<u>Grounds</u>							
62000 - Contract Landscape	(\$8,910.00)	\$0.00	\$8,910.00	(\$8,910.00)	\$0.00	\$8,910.00	\$0.00
62850 - Fountains R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$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	\$895.00	\$0.00	(\$895.00)	\$0.00
63400 - Entry Gate R&M	\$0.00	\$500.00	\$500.00	\$2,262.10	\$4,000.00	\$1,737.90	\$6,000.00
63450 - Gate Access Cards/Fobs	\$0.00	\$81.50	\$81.50	\$0.00	\$652.00	\$652.00	\$978.00
63860 - Security Cameras	\$342.50	\$566.67	\$224.17	\$11,605.89	\$4,533.36	(\$7,072.53)	\$6,800.00
64000 - Holiday Decorations	\$0.00	\$125.00	\$125.00	\$0.00	\$1,000.00	\$1,000.00	\$1,500.00
64075 - Grounds Maintenance - Misc.	\$0.00	\$41.67	\$41.67	\$405.00	\$333.36	(\$71.64)	\$500.00
Total Grounds	(\$8,567.50)	\$1,398.17	\$9,965.67	\$6,767.99	\$11,185.36	\$4,417.37	\$16,778.00
<u>Home Site Specific</u>							
68000 - Contract Landscape Maintenance	\$8,910.00	\$4,455.00	(\$4,455.00)	\$49,005.00	\$35,640.00	(\$13,365.00)	\$53,460.00
Total Home Site Specific	\$8,910.00	\$4,455.00	(\$4,455.00)	\$49,005.00	\$35,640.00	(\$13,365.00)	\$53,460.00
<u>Utilities</u>							
78000 - Electricity - Entry	\$460.03	\$333.33	(\$126.70)	\$3,972.82	\$2,666.64	(\$1,306.18)	\$4,000.00
78550 - Telephone	\$0.00	\$54.17	\$54.17	\$832.61	\$433.36	(\$399.25)	\$650.00
Total Utilities	\$460.03	\$387.50	(\$72.53)	\$4,805.43	\$3,100.00	(\$1,705.43)	\$4,650.00
Total Expense	\$2,097.00	\$8,168.34	\$6,071.34	\$70,801.24	\$65,346.72	(\$5,454.52)	\$98,020.00
Operating Net Income	\$6,052.13	(\$0.01)	\$6,052.14	(\$3,241.51)	(\$0.08)	(\$3,241.43)	\$0.00
Net Income	\$6,052.13	(\$0.01)	\$6,052.14	(\$3,241.51)	(\$0.08)	(\$3,241.43)	\$0.00