

Liberty Square at Union Park Community Association, Inc.
Proposed Operating Budget
For the period January 1 - December 31, 2023
Based on 121 Lots

GL Account	2022 Budget	2022 YTD Actual Jun	2022 Projected (Dec)	Proposed 2023	2023 Monthly	Variance
Income						
6310 - Assessment Income (All Homes)	35,010.34	17,503.86	35,007.72	43,560.00	30.00	8,549.66
6320 - Capital Contribution	-	1,000.00	1,000.00	1,000.00	-	-
6340 - Late Fee Income	-	1,000.00	1,000.00	-	-	-
6370 - Collection Fee Income	-	975.00	975.00	-	-	-
6380 - NSF Fee Income	-	185.00	185.00	-	-	-
6390 - Interest Income Collections	-	123.29	123.29	-	-	-
6470 - Gate Remote Income	-	102.00	102.00	-	-	-
6485 - Rental Application Fee Income	-	300.00	300.00	-	-	-
6600 - Insurance Claim Income	-	4,400.00	4,400.00	-	-	-
6910 - Interest Income -Operating	-	9.32	9.32	-	-	-
6999- Bad Debt Income	-	-320.68	(320.68)	-	-	-
Total Income	\$35,010.34	\$25,277.79	\$42,781.65	\$44,560.00	\$30.00	8,549.66
Monthly Assessment	\$24.11			\$30.00		
General & Administrative						
7010 - Management & Accounting	11,940.00	6,534.00	11,940.00	8,712.00	6.00	(3,228.00)
7020 - CPA & Tax Preparation Services	2,000.00	745.00	745.00	500.00	0.34	(1,500.00)
7160 - Legal Fees	1,000.00	500.00	1,000.00	750.00	0.52	(250.00)
7250 - Bank Charges	-	135.00	270.00	240.00	0.17	240.00
7260 - Postage & Mail	700.00	434.19	868.38	800.00	0.55	100.00
7280 - Insurance	6,069.09	2,923.26	5,846.52	6,909.00	4.76	839.91
7300 - Annual Report	61.25	61.25	61.25	61.00	0.04	(0.25)
7320 - Office Expenses	1,000.00	711.93	2,551.38	2,000.00	1.38	1,000.00
7400 - Printing & Reproduction	1,000.00	1,072.50	2,145.00	-	-	(1,000.00)
7370 - Collection Fees	-	1,025.00	1,025.00	720.00	0.50	720.00
7400 - Web Portal	-	-	-	1,140.00	0.79	1,140.00
7500 - Archiving/Storage	600.00	500.00	1,000.00	300.00	0.21	(300.00)
0000 - Contingency	-	-	-	1,000.00	0.69	1,000.00
Total General & Administrative:	24,370.34	14,642.13	27,452.53	23,132.00	15.93	(1,238.34)
Utilities						
8910 - Electric	3,100.00	1,701.77	3,403.54	4,000.00	2.75	900.00
8990 - Phone/Internet - Gate	700.00	363.70	727.40	650.00	0.45	(50.00)
Total Utilities:	3,800.00	2,065.47	4,130.94	4,650.00	3.20	850.00
Maintenance						
9051 - Gate Repairs	2,000.00	4,131.06	8,262.12	6,000.00	4.13	4,000.00
9052 - Gate Access Cards/Fobs	1,000.00	561.20	561.20	978.00	0.67	(22.00)
0000 - Cameras	-	-	-	6,800.00	4.68	6,800.00
9065 - Fountain Maintenance	1,000.00	-	-	1,000.00	0.69	-
xxxx - Holiday - Decorations	1,840.00	-	1,840.00	1,500.00	1.03	(340.00)
9580 - Miscellaneous Maintenance	500.00	150.00	300.00	500.00	0.34	-
Total Maintenance:	6,340.00	4,842.26	10,963.32	16,778.00	11.56	10,438.00
Total Expenses for all Lots	34,510.34	21,549.86	42,546.79	44,560.00	30.69	-

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

Approved Date: _____ Approved By: _____