



Financial Reporting Package

Liberty Square at Union Park Community Association, Inc.

3/1/2023 to 3/31/2023

Always Home for You

Liberty Square at Union Park Community Association, Inc.

Balance Sheet

3/31/2023

Assets

Cash - Operating

10100 - AAB - Operating	\$11,269.94
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<u>Cash - Operating Total</u>	<u>\$11,269.94</u>
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Accounts Receivable

11200 - A/R - Assessments	\$4,935.81
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<u>Accounts Receivable Total</u>	<u>\$4,935.81</u>
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Current Asset

12200 - Refundable deposit	\$466.00
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13000 - Prepaid Expenses	\$170.00
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14100 - PPD Liability Insurance	\$3,504.60
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<u>Current Asset Total</u>	<u>\$4,140.60</u>
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<i>Assets Total</i>	\$20,346.35
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Liabilities and Equity

Current Liability

22000 - Accounts Payable	\$10,452.04
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22100 - Prepaid Owner Assessments	\$5,878.09
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22400 - Accrued Expenses	\$1,653.00
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22500 - Due to Developer	\$2,101.78
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<u>Current Liability Total</u>	<u>\$20,084.91</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>	(\$13,018.65)
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<i>Liabilities & Equity Total</i>	\$20,346.35
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Liberty Square at Union Park Community Association, Inc.
Income Statement
3/1/2023 - 3/31/2023

3/1/2023 - 3/31/2023	1/1/2023 - 3/31/2023
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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	\$9,130.81	\$10,890.00	(\$1,759.19)	\$43,560.00
40004 - Assessment Income - Freedom Homes	\$4,455.00	\$4,455.00	\$0.00	\$13,365.00	\$13,365.00	\$0.00	\$53,460.00
40700 - Initial Contribution	\$400.00	\$0.00	\$400.00	\$800.00	\$0.00	\$800.00	\$0.00
40750 - Capital Contributions	\$0.00	\$83.33	(\$83.33)	\$0.00	\$249.99	(\$249.99)	\$1,000.00
41900 - Interest Income - Operating	\$0.22	\$0.00	\$0.22	\$0.60	\$0.00	\$0.60	\$0.00
Total Income	\$8,485.22	\$8,168.33	\$316.89	\$23,296.41	\$24,504.99	(\$1,208.58)	\$98,020.00
Total Income	\$8,485.22	\$8,168.33	\$316.89	\$23,296.41	\$24,504.99	(\$1,208.58)	\$98,020.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$0.00	\$726.00	\$726.00	\$726.00	\$2,178.00	\$1,452.00	\$8,712.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$41.67	\$41.67	\$0.00	\$125.01	\$125.01	\$500.00
60350 - Legal Fees	\$0.00	\$62.50	\$62.50	\$382.50	\$187.50	(\$195.00)	\$750.00
60450 - Payment Coupons	\$1.85	\$0.00	(\$1.85)	\$227.19	\$0.00	(\$227.19)	\$0.00
60500 - Bank Charges	\$20.00	\$20.00	\$0.00	\$40.00	\$60.00	\$20.00	\$240.00
60600 - Postage	\$109.77	\$66.67	(\$43.10)	\$288.51	\$200.01	(\$88.50)	\$800.00
60700 - Insurance Liability/Property/Umb	\$0.00	\$575.75	\$575.75	\$1,001.32	\$1,727.25	\$725.93	\$6,909.00
61000 - Collection Fees	\$0.00	\$60.00	\$60.00	\$0.00	\$180.00	\$180.00	\$720.00
61100 - Printing & Reproduction	\$149.33	\$166.67	\$17.34	\$278.91	\$500.01	\$221.10	\$2,000.00
61150 - Website/Caliber Portal Service	\$0.00	\$95.00	\$95.00	\$95.00	\$285.00	\$190.00	\$1,140.00
61300 - Corporate Annual Report	\$0.00	\$5.08	\$5.08	\$0.00	\$15.24	\$15.24	\$61.00
61350 - Bad Debt	(\$120.95)	\$0.00	\$120.95	(\$120.95)	\$0.00	\$120.95	\$0.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$0.00	\$75.00	\$75.00	\$300.00
61600 - Miscellaneous	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
Total General & Administrative	\$160.00	\$1,927.67	\$1,767.67	\$2,918.48	\$5,783.01	\$2,864.53	\$23,132.00
<u>Grounds</u>							
62850 - Fountains R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
63350 - Entry Gate Monitoring	\$145.00	\$0.00	(\$145.00)	\$290.00	\$0.00	(\$290.00)	\$0.00
63400 - Entry Gate R&M	\$0.00	\$500.00	\$500.00	\$1,496.80	\$1,500.00	\$3.20	\$6,000.00
63450 - Gate Access Cards/Fobs	\$0.00	\$81.50	\$81.50	\$0.00	\$244.50	\$244.50	\$978.00
63860 - Security Cameras	\$0.00	\$566.67	\$566.67	\$7,229.38	\$1,700.01	(\$5,529.37)	\$6,800.00
64000 - Holiday Decorations	\$0.00	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$1,500.00
64075 - Grounds Maintenance - Misc.	\$0.00	\$41.67	\$41.67	\$0.00	\$125.01	\$125.01	\$500.00
Total Grounds	\$145.00	\$1,398.17	\$1,253.17	\$9,016.18	\$4,194.51	(\$4,821.67)	\$16,778.00
<u>Home Site Specific</u>							
68000 - Contract Landscape Maintenance	\$4,455.00	\$4,455.00	\$0.00	\$22,275.00	\$13,365.00	(\$8,910.00)	\$53,460.00
Total Home Site Specific	\$4,455.00	\$4,455.00	\$0.00	\$22,275.00	\$13,365.00	(\$8,910.00)	\$53,460.00
<u>Utilities</u>							
78000 - Electricity - Entry	\$1,223.21	\$333.33	(\$889.88)	\$2,051.45	\$999.99	(\$1,051.46)	\$4,000.00
78550 - Telephone	\$0.00	\$54.17	\$54.17	\$53.95	\$162.51	\$108.56	\$650.00
Total Utilities	\$1,223.21	\$387.50	(\$835.71)	\$2,105.40	\$1,162.50	(\$942.90)	\$4,650.00
Total Expense	\$5,983.21	\$8,168.34	\$2,185.13	\$36,315.06	\$24,505.02	(\$11,810.04)	\$98,020.00
Operating Net Income	\$2,502.01	(\$0.01)	\$2,502.02	(\$13,018.65)	(\$0.03)	(\$13,018.62)	\$0.00
Net Income	\$2,502.01	(\$0.01)	\$2,502.02	(\$13,018.65)	(\$0.03)	(\$13,018.62)	\$0.00