



Financial Reporting Package

Liberty Square at Union Park Community Association, Inc.

4/1/2023 to 4/30/2023

Always Home for You

Liberty Square at Union Park Community Association, Inc.

Balance Sheet

4/30/2023

Assets

Cash - Operating

10100 - AAB - Operating	\$10,012.75
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<u>Cash - Operating Total</u>	<u>\$10,012.75</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$851.25
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11200 - A/R - Assessments	\$5,385.45
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<u>Accounts Receivable Total</u>	<u>\$6,236.70</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	\$3,003.94
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<u>Current Asset Total</u>	<u>\$3,639.94</u>
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Assets Total	\$19,889.39
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Liabilities and Equity

Current Liability

22000 - Accounts Payable	\$8,910.00
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22100 - Prepaid Owner Assessments	\$5,153.69
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22400 - Accrued Expenses	\$1,673.00
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22500 - Due to Developer	\$2,101.78
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<u>Current Liability Total</u>	<u>\$17,838.47</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>	(\$11,229.17)
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Liabilities & Equity Total	\$19,889.39
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Liberty Square at Union Park Community Association, Inc.
Income Statement
4/1/2023 - 4/30/2023

4/1/2023 - 4/30/2023 1/1/2023 - 4/30/2023

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	\$12,760.81	\$14,520.00	(\$1,759.19)	\$43,560.00
40004 - Assessment Income - Freedom Homes	\$4,455.00	\$4,455.00	\$0.00	\$17,820.00	\$17,820.00	\$0.00	\$53,460.00
40700 - Initial Contribution	\$0.00	\$0.00	\$0.00	\$800.00	\$0.00	\$800.00	\$0.00
40750 - Capital Contributions	\$0.00	\$83.33	(\$83.33)	\$0.00	\$333.32	(\$333.32)	\$1,000.00
41100 - Late Fees Income	\$1,100.00	\$0.00	\$1,100.00	\$1,100.00	\$0.00	\$1,100.00	\$0.00
41200 - Interest - Delinquent Accounts	\$76.25	\$0.00	\$76.25	\$76.25	\$0.00	\$76.25	\$0.00
41900 - Interest Income - Operating	\$0.26	\$0.00	\$0.26	\$0.86	\$0.00	\$0.86	\$0.00
Total Income	\$9,261.51	\$8,168.33	\$1,093.18	\$32,557.92	\$32,673.32	(\$115.40)	\$98,020.00
Total Income	\$9,261.51	\$8,168.33	\$1,093.18	\$32,557.92	\$32,673.32	(\$115.40)	\$98,020.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$726.00	\$726.00	\$0.00	\$1,452.00	\$2,904.00	\$1,452.00	\$8,712.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
60350 - Legal Fees	\$0.00	\$62.50	\$62.50	\$382.50	\$250.00	(\$132.50)	\$750.00
60450 - Payment Coupons	\$0.00	\$0.00	\$0.00	\$227.19	\$0.00	(\$227.19)	\$0.00
60500 - Bank Charges	\$20.00	\$20.00	\$0.00	\$60.00	\$80.00	\$20.00	\$240.00
60600 - Postage	\$0.58	\$66.67	\$66.09	\$289.09	\$266.68	(\$22.41)	\$800.00
60700 - Insurance Liability/Property/Umb	\$500.66	\$575.75	\$75.09	\$1,501.98	\$2,303.00	\$801.02	\$6,909.00
61000 - Collection Fees	\$0.00	\$60.00	\$60.00	\$0.00	\$240.00	\$240.00	\$720.00
61100 - Printing & Reproduction	\$1.70	\$166.67	\$164.97	\$280.61	\$666.68	\$386.07	\$2,000.00
61150 - Website/Caliber Portal Service	\$0.00	\$95.00	\$95.00	\$95.00	\$380.00	\$285.00	\$1,140.00
61300 - Corporate Annual Report	\$61.25	\$5.08	(\$56.17)	\$61.25	\$20.32	(\$40.93)	\$61.00
61350 - Bad Debt	\$0.00	\$0.00	\$0.00	(\$120.95)	\$0.00	\$120.95	\$0.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$0.00	\$100.00	\$100.00	\$300.00
61600 - Miscellaneous	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
Total General & Administrative	\$1,310.19	\$1,927.67	\$617.48	\$4,228.67	\$7,710.68	\$3,482.01	\$23,132.00
<u>Grounds</u>							
62850 - Fountains R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
63300 - Contract - Entry Gate Service	\$255.00	\$0.00	(\$255.00)	\$255.00	\$0.00	(\$255.00)	\$0.00
63350 - Entry Gate Monitoring	\$435.00	\$0.00	(\$435.00)	\$725.00	\$0.00	(\$725.00)	\$0.00
63400 - Entry Gate R&M	\$562.80	\$500.00	(\$62.80)	\$2,059.60	\$2,000.00	(\$59.60)	\$6,000.00
63450 - Gate Access Cards/Fobs	\$0.00	\$81.50	\$81.50	\$0.00	\$326.00	\$326.00	\$978.00
63860 - Security Cameras	\$0.00	\$566.67	\$566.67	\$7,229.38	\$2,266.68	(\$4,962.70)	\$6,800.00
64000 - Holiday Decorations	\$0.00	\$125.00	\$125.00	\$0.00	\$500.00	\$500.00	\$1,500.00
64075 - Grounds Maintenance - Misc.	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
Total Grounds	\$1,252.80	\$1,398.17	\$145.37	\$10,268.98	\$5,592.68	(\$4,676.30)	\$16,778.00
<u>Home Site Specific</u>							
68000 - Contract Landscape Maintenance	\$4,455.00	\$4,455.00	\$0.00	\$26,730.00	\$17,820.00	(\$8,910.00)	\$53,460.00
Total Home Site Specific	\$4,455.00	\$4,455.00	\$0.00	\$26,730.00	\$17,820.00	(\$8,910.00)	\$53,460.00
<u>Utilities</u>							
78000 - Electricity - Entry	\$454.04	\$333.33	(\$120.71)	\$2,505.49	\$1,333.32	(\$1,172.17)	\$4,000.00
78550 - Telephone	\$0.00	\$54.17	\$54.17	\$53.95	\$216.68	\$162.73	\$650.00
Total Utilities	\$454.04	\$387.50	(\$66.54)	\$2,559.44	\$1,550.00	(\$1,009.44)	\$4,650.00
Total Expense	\$7,472.03	\$8,168.34	\$696.31	\$43,787.09	\$32,673.36	(\$11,113.73)	\$98,020.00
Operating Net Income	\$1,789.48	(\$0.01)	\$1,789.49	(\$11,229.17)	(\$0.04)	(\$11,229.13)	\$0.00
Net Income	\$1,789.48	(\$0.01)	\$1,789.49	(\$11,229.17)	(\$0.04)	(\$11,229.13)	\$0.00