



Financial Reporting Package

Liberty Square at Union Park Community Association, Inc.

9/1/2023 to 9/30/2023

Always Home for You

Liberty Square at Union Park Community Association, Inc.

Balance Sheet

9/30/2023

Assets

Cash - Operating

10100 - AAB - Operating	\$18,812.73
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<u>Cash - Operating Total</u>	<u>\$18,812.73</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$1,551.50
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11200 - A/R - Assessments	\$3,637.57
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<u>Accounts Receivable Total</u>	<u>\$5,189.07</u>
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$626.09)
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<u>Allowance for Bad Debt Total</u>	<u>(\$626.09)</u>
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Current Asset

12200 - Refundable deposit	\$466.00
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14100 - PPD Liability Insurance	\$750.98
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<u>Current Asset Total</u>	<u>\$1,216.98</u>
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<i>Assets Total</i>	\$24,592.69
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Liabilities and Equity

Current Liability

22100 - Prepaid Owner Assessments	\$5,249.38
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22400 - Accrued Expenses	\$1,406.42
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22500 - Due to Developer	\$2,101.78
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<u>Current Liability Total</u>	<u>\$8,757.58</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>	\$2,555.02
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<i>Liabilities & Equity Total</i>	\$24,592.69
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Liberty Square at Union Park Community Association, Inc.
Income Statement
9/1/2023 - 9/30/2023

9/1/2023 - 9/30/2023	1/1/2023 - 9/30/2023
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$8,085.00	\$3,630.00	\$4,455.00	\$35,365.81	\$32,670.00	\$2,695.81	\$43,560.00
40004 - Assessment Income - Freedom Homes	\$0.00	\$4,455.00	(\$4,455.00)	\$35,640.00	\$40,095.00	(\$4,455.00)	\$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	\$749.97	(\$749.97)	\$1,000.00
40800 - Collection Processing Fees	(\$125.00)	\$0.00	(\$125.00)	(\$125.00)	\$0.00	(\$125.00)	\$0.00
41100 - Late Fees Income	\$0.00	\$0.00	\$0.00	\$3,275.00	\$0.00	\$3,275.00	\$0.00
41200 - Interest - Delinquent Accounts	\$0.00	\$0.00	\$0.00	\$362.04	\$0.00	\$362.04	\$0.00
41900 - Interest Income - Operating	\$0.36	\$0.00	\$0.36	\$2.24	\$0.00	\$2.24	\$0.00
Total Income	\$7,960.36	\$8,168.33	(\$207.97)	\$75,520.09	\$73,514.97	\$2,005.12	\$98,020.00
Total Income	\$7,960.36	\$8,168.33	(\$207.97)	\$75,520.09	\$73,514.97	\$2,005.12	\$98,020.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$726.00	\$726.00	\$0.00	\$5,082.00	\$6,534.00	\$1,452.00	\$8,712.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
60350 - Legal Fees	\$0.00	\$62.50	\$62.50	\$382.50	\$562.50	\$180.00	\$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	\$160.00	\$180.00	\$20.00	\$240.00
60600 - Postage	\$0.00	\$66.67	\$66.67	\$532.06	\$600.03	\$67.97	\$800.00
60700 - Insurance Liability/Property/Umb	\$375.49	\$575.75	\$200.26	\$3,754.94	\$5,181.75	\$1,426.81	\$6,909.00
61000 - Collection Fees	\$0.00	\$60.00	\$60.00	\$0.00	\$540.00	\$540.00	\$720.00
61100 - Printing & Reproduction	\$0.00	\$166.67	\$166.67	\$389.96	\$1,500.03	\$1,110.07	\$2,000.00
61150 - Website/Caliber Portal Service	\$95.00	\$95.00	\$0.00	\$405.00	\$855.00	\$450.00	\$1,140.00
61300 - Corporate Annual Report	\$0.00	\$5.08	\$5.08	\$61.25	\$45.72	(\$15.53)	\$61.00
61350 - Bad Debt	\$611.06	\$0.00	(\$611.06)	\$751.77	\$0.00	(\$751.77)	\$0.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$300.00	\$225.00	(\$75.00)	\$300.00
61600 - Miscellaneous	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
Total General & Administrative	\$1,827.55	\$1,927.67	\$100.12	\$12,050.37	\$17,349.03	\$5,298.66	\$23,132.00
<u>Grounds</u>							
62000 - Contract Landscape	\$0.00	\$0.00	\$0.00	(\$8,910.00)	\$0.00	\$8,910.00	\$0.00
62850 - Fountains R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$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	\$4,500.00	\$2,237.90	\$6,000.00
63450 - Gate Access Cards/Fobs	\$0.00	\$81.50	\$81.50	\$0.00	\$733.50	\$733.50	\$978.00
63860 - Security Cameras	\$0.00	\$566.67	\$566.67	\$11,605.89	\$5,100.03	(\$6,505.86)	\$6,800.00
64000 - Holiday Decorations	\$0.00	\$125.00	\$125.00	\$0.00	\$1,125.00	\$1,125.00	\$1,500.00
64075 - Grounds Maintenance - Misc.	\$0.00	\$41.67	\$41.67	\$405.00	\$375.03	(\$29.97)	\$500.00
Total Grounds	\$0.00	\$1,398.17	\$1,398.17	\$6,767.99	\$12,583.53	\$5,815.54	\$16,778.00
<u>Home Site Specific</u>							
68000 - Contract Landscape Maintenance	\$0.00	\$4,455.00	\$4,455.00	\$49,005.00	\$40,095.00	(\$8,910.00)	\$53,460.00
Total Home Site Specific	\$0.00	\$4,455.00	\$4,455.00	\$49,005.00	\$40,095.00	(\$8,910.00)	\$53,460.00
<u>Utilities</u>							
78000 - Electricity - Entry	\$243.31	\$333.33	\$90.02	\$4,216.13	\$2,999.97	(\$1,216.16)	\$4,000.00
78550 - Telephone	\$92.97	\$54.17	(\$38.80)	\$925.58	\$487.53	(\$438.05)	\$650.00
Total Utilities	\$336.28	\$387.50	\$51.22	\$5,141.71	\$3,487.50	(\$1,654.21)	\$4,650.00
Total Expense	\$2,163.83	\$8,168.34	\$6,004.51	\$72,965.07	\$73,515.06	\$549.99	\$98,020.00
Operating Net Income	\$5,796.53	(\$0.01)	\$5,796.54	\$2,555.02	(\$0.09)	\$2,555.11	\$0.00
Net Income	\$5,796.53	(\$0.01)	\$5,796.54	\$2,555.02	(\$0.09)	\$2,555.11	\$0.00