



Financial Reporting Package

Liberty Square at Union Park Community Association, Inc.

10/1/2023 to 10/31/2023

Always Home for You

Liberty Square at Union Park Community Association, Inc.

Balance Sheet

10/31/2023

Assets

Cash - Operating

10100 - AAB - Operating	\$18,650.71
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<u>Cash - Operating Total</u>	<u>\$18,650.71</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$1,506.45
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11200 - A/R - Assessments	\$4,676.25
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<u>Accounts Receivable Total</u>	<u>\$6,182.70</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	\$375.49
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<u>Current Asset Total</u>	<u>\$841.49</u>
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Assets Total	\$25,048.81
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Liabilities and Equity

Current Liability

22000 - Accounts Payable	\$4,577.97
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22100 - Prepaid Owner Assessments	\$4,590.08
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22400 - Accrued Expenses	\$1,426.42
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22500 - Due to Developer	\$2,101.78
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<u>Current Liability Total</u>	<u>\$12,696.25</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>	(\$927.53)
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Liabilities & Equity Total	\$25,048.81
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Liberty Square at Union Park Community Association, Inc.
Income Statement
10/1/2023 - 10/31/2023

10/1/2023 - 10/31/2023 1/1/2023 - 10/31/2023

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	\$34,540.81	\$36,300.00	(\$1,759.19)	\$43,560.00
40004 - Assessment Income - Freedom Homes	\$4,455.00	\$4,455.00	\$0.00	\$44,550.00	\$44,550.00	\$0.00	\$53,460.00
40700 - Initial Contribution	\$200.00	\$0.00	\$200.00	\$1,200.00	\$0.00	\$1,200.00	\$0.00
40750 - Capital Contributions	\$0.00	\$83.33	(\$83.33)	\$0.00	\$833.30	(\$833.30)	\$1,000.00
40800 - Collection Processing Fees	\$0.00	\$0.00	\$0.00	(\$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	\$0.40	\$0.00	\$0.40	\$2.64	\$0.00	\$2.64	\$0.00
Total Income	\$8,285.40	\$8,168.33	\$117.07	\$83,805.49	\$81,683.30	\$2,122.19	\$98,020.00
Total Income	\$8,285.40	\$8,168.33	\$117.07	\$83,805.49	\$81,683.30	\$2,122.19	\$98,020.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$726.00	\$726.00	\$0.00	\$5,808.00	\$7,260.00	\$1,452.00	\$8,712.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00
60350 - Legal Fees	\$0.00	\$62.50	\$62.50	\$382.50	\$625.00	\$242.50	\$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	\$180.00	\$200.00	\$20.00	\$240.00
60600 - Postage	\$80.52	\$66.67	(\$13.85)	\$612.58	\$666.70	\$54.12	\$800.00
60700 - Insurance Liability/Property/Umb	\$375.49	\$575.75	\$200.26	\$4,130.43	\$5,757.50	\$1,627.07	\$6,909.00
61000 - Collection Fees	\$0.00	\$60.00	\$60.00	\$0.00	\$600.00	\$600.00	\$720.00
61100 - Printing & Reproduction	\$128.82	\$166.67	\$37.85	\$518.78	\$1,666.70	\$1,147.92	\$2,000.00
61150 - Website/Caliber Portal Service	\$95.00	\$95.00	\$0.00	\$500.00	\$950.00	\$450.00	\$1,140.00
61300 - Corporate Annual Report	\$0.00	\$5.08	\$5.08	\$61.25	\$50.80	(\$10.45)	\$61.00
61350 - Bad Debt	\$0.00	\$0.00	\$0.00	\$751.77	\$0.00	(\$751.77)	\$0.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$300.00	\$250.00	(\$50.00)	\$300.00
61600 - Miscellaneous	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
Total General & Administrative	\$1,425.83	\$1,927.67	\$501.84	\$13,476.20	\$19,276.70	\$5,800.50	\$23,132.00
<u>Grounds</u>							
62000 - Contract Landscape	\$8,910.00	\$0.00	(\$8,910.00)	\$0.00	\$0.00	\$0.00	\$0.00
62850 - Fountains R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
63300 - Contract - Entry Gate Service	\$826.62	\$0.00	(\$826.62)	\$1,336.62	\$0.00	(\$1,336.62)	\$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	\$5,000.00	\$2,737.90	\$6,000.00
63450 - Gate Access Cards/Fobs	\$0.00	\$81.50	\$81.50	\$0.00	\$815.00	\$815.00	\$978.00
63860 - Security Cameras	\$0.00	\$566.67	\$566.67	\$11,605.89	\$5,666.70	(\$5,939.19)	\$6,800.00
63870 - Security Camera R&M	\$140.00	\$0.00	(\$140.00)	\$140.00	\$0.00	(\$140.00)	\$0.00
64000 - Holiday Decorations	\$0.00	\$125.00	\$125.00	\$0.00	\$1,250.00	\$1,250.00	\$1,500.00
64075 - Grounds Maintenance - Misc.	\$0.00	\$41.67	\$41.67	\$405.00	\$416.70	\$11.70	\$500.00
Total Grounds	\$9,876.62	\$1,398.17	(\$8,478.45)	\$16,644.61	\$13,981.70	(\$2,662.91)	\$16,778.00
<u>Home Site Specific</u>							
68000 - Contract Landscape Maintenance	\$0.00	\$4,455.00	\$4,455.00	\$49,005.00	\$44,550.00	(\$4,455.00)	\$53,460.00
Total Home Site Specific	\$0.00	\$4,455.00	\$4,455.00	\$49,005.00	\$44,550.00	(\$4,455.00)	\$53,460.00
<u>Utilities</u>							
78000 - Electricity - Entry	\$372.53	\$333.33	(\$39.20)	\$4,588.66	\$3,333.30	(\$1,255.36)	\$4,000.00
78550 - Telephone	\$92.97	\$54.17	(\$38.80)	\$1,018.55	\$541.70	(\$476.85)	\$650.00
Total Utilities	\$465.50	\$387.50	(\$78.00)	\$5,607.21	\$3,875.00	(\$1,732.21)	\$4,650.00
Total Expense	\$11,767.95	\$8,168.34	(\$3,599.61)	\$84,733.02	\$81,683.40	(\$3,049.62)	\$98,020.00
Operating Net Income	(\$3,482.55)	(\$0.01)	(\$3,482.54)	(\$927.53)	(\$0.10)	(\$927.43)	\$0.00
Net Income	(\$3,482.55)	(\$0.01)	(\$3,482.54)	(\$927.53)	(\$0.10)	(\$927.43)	\$0.00