



Financial Reporting Package

Liberty Square at Union Park Community Association, Inc.

11/1/2023 to 11/30/2023

Always Home for You

Liberty Square at Union Park Community Association, Inc.

Balance Sheet

11/30/2023

Assets

Cash - Operating

10100 - AAB - Operating	\$14,978.31
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<u>Cash - Operating Total</u>	<u>\$14,978.31</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$1,399.86
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11200 - A/R - Assessments	\$5,597.43
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<u>Accounts Receivable Total</u>	<u>\$6,997.29</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	\$2,068.40
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14200 - PPD D&O Insurance	\$1,501.80
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14400 - PPD Crime Insurance	\$345.89
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<u>Current Asset Total</u>	<u>\$4,382.09</u>
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Assets Total	\$25,731.60
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Liabilities and Equity

Current Liability

22000 - Accounts Payable	\$4,360.00
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22100 - Prepaid Owner Assessments	\$4,247.86
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22400 - Accrued Expenses	\$1,446.42
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22500 - Due to Developer	\$2,101.78
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<u>Current Liability Total</u>	<u>\$12,156.06</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>	\$295.45
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Liabilities & Equity Total	\$25,731.60
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Liberty Square at Union Park Community Association, Inc.
Income Statement
11/1/2023 - 11/30/2023

11/1/2023 - 11/30/2023 | 1/1/2023 - 11/30/2023

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	\$38,170.81	\$39,930.00	(\$1,759.19)	\$43,560.00
40004 - Assessment Income - Freedom Homes	\$4,455.00	\$4,455.00	\$0.00	\$49,005.00	\$49,005.00	\$0.00	\$53,460.00
40700 - Initial Contribution	\$200.00	\$0.00	\$200.00	\$1,400.00	\$0.00	\$1,400.00	\$0.00
40750 - Capital Contributions	\$0.00	\$83.33	(\$83.33)	\$0.00	\$916.63	(\$916.63)	\$1,000.00
40800 - Collection Processing Fees	\$125.00	\$0.00	\$125.00	\$0.00	\$0.00	\$0.00	\$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	\$79.23	\$0.00	\$79.23	\$441.27	\$0.00	\$441.27	\$0.00
41900 - Interest Income - Operating	\$0.38	\$0.00	\$0.38	\$3.02	\$0.00	\$3.02	\$0.00
Total Income	\$8,489.61	\$8,168.33	\$321.28	\$92,295.10	\$89,851.63	\$2,443.47	\$98,020.00
Total Income	\$8,489.61	\$8,168.33	\$321.28	\$92,295.10	\$89,851.63	\$2,443.47	\$98,020.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$726.00	\$726.00	\$0.00	\$6,534.00	\$7,986.00	\$1,452.00	\$8,712.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$41.67	\$41.67	\$0.00	\$458.37	\$458.37	\$500.00
60350 - Legal Fees	\$375.00	\$62.50	(\$312.50)	\$757.50	\$687.50	(\$70.00)	\$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	\$200.00	\$220.00	\$20.00	\$240.00
60600 - Postage	\$4.62	\$66.67	\$62.05	\$617.20	\$733.37	\$116.17	\$800.00
60700 - Insurance Liability/Property/Umb	\$731.50	\$575.75	(\$155.75)	\$4,861.93	\$6,333.25	\$1,471.32	\$6,909.00
61000 - Collection Fees	\$0.00	\$60.00	\$60.00	\$0.00	\$660.00	\$660.00	\$720.00
61100 - Printing & Reproduction	\$3.68	\$166.67	\$162.99	\$522.46	\$1,833.37	\$1,310.91	\$2,000.00
61150 - Website/Caliber Portal Service	\$95.00	\$95.00	\$0.00	\$595.00	\$1,045.00	\$450.00	\$1,140.00
61300 - Corporate Annual Report	\$0.00	\$5.08	\$5.08	\$61.25	\$55.88	(\$5.37)	\$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	\$275.00	(\$25.00)	\$300.00
61600 - Miscellaneous	\$103.30	\$83.33	(\$19.97)	\$103.30	\$916.63	\$813.33	\$1,000.00
Total General & Administrative	\$2,059.10	\$1,927.67	(\$131.43)	\$15,535.30	\$21,204.37	\$5,669.07	\$23,132.00
<u>Grounds</u>							
62850 - Fountains R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
63300 - Contract - Entry Gate Service	\$208.65	\$0.00	(\$208.65)	\$1,545.27	\$0.00	(\$1,545.27)	\$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	\$5,500.00	\$3,237.90	\$6,000.00
63450 - Gate Access Cards/Fobs	\$0.00	\$81.50	\$81.50	\$0.00	\$896.50	\$896.50	\$978.00
63860 - Security Cameras	\$0.00	\$566.67	\$566.67	\$11,605.89	\$6,233.37	(\$5,372.52)	\$6,800.00
63870 - Security Camera R&M	\$0.00	\$0.00	\$0.00	\$140.00	\$0.00	(\$140.00)	\$0.00
64000 - Holiday Decorations	\$0.00	\$125.00	\$125.00	\$0.00	\$1,375.00	\$1,375.00	\$1,500.00
64075 - Grounds Maintenance - Misc.	\$0.00	\$41.67	\$41.67	\$405.00	\$458.37	\$53.37	\$500.00
Total Grounds	\$208.65	\$1,398.17	\$1,189.52	\$16,853.26	\$15,379.87	(\$1,473.39)	\$16,778.00
<u>Home Site Specific</u>							
68000 - Contract Landscape Maintenance	\$4,455.00	\$4,455.00	\$0.00	\$53,460.00	\$49,005.00	(\$4,455.00)	\$53,460.00
Total Home Site Specific	\$4,455.00	\$4,455.00	\$0.00	\$53,460.00	\$49,005.00	(\$4,455.00)	\$53,460.00
<u>Utilities</u>							
78000 - Electricity - Entry	\$441.96	\$333.33	(\$108.63)	\$5,030.62	\$3,666.63	(\$1,363.99)	\$4,000.00
78550 - Telephone	\$101.92	\$54.17	(\$47.75)	\$1,120.47	\$595.87	(\$524.60)	\$650.00
Total Utilities	\$543.88	\$387.50	(\$156.38)	\$6,151.09	\$4,262.50	(\$1,888.59)	\$4,650.00
Total Expense	\$7,266.63	\$8,168.34	\$901.71	\$91,999.65	\$89,851.74	(\$2,147.91)	\$98,020.00
Operating Net Income	\$1,222.98	(\$0.01)	\$1,222.99	\$295.45	(\$0.11)	\$295.56	\$0.00
Net Income	\$1,222.98	(\$0.01)	\$1,222.99	\$295.45	(\$0.11)	\$295.56	\$0.00