

**University Park Patio Homes Homeowners'
Association**

**Balance Sheet
and
Statement of Income and Expenses**

For the period ending

March 31, 2023

**University Park Patio Homes
Homeowners' Association**

Run Date: 04/26/2023
Run Time: 09:32 AM

**BALANCE SHEET
As of: 03/31/2023
Assets**

Account #	Account Name	Total
Asset		
10200	Community Association Bank	\$317,614.65
15000	A/R Maintenance FEES	\$1,381.52
15250	A/R Late Fees	\$122.56
21000	Prepaid Insurance	\$851.76
	ASSET TOTAL:	\$319,970.49
	TOTAL ASSETS:	\$319,970.49

Liabilities

Account #	Account Name	Total
Liability		
31000	Accounts payable	\$8,026.17
35000	Deferred Assessments	\$178,481.25
35100	Prepaid Assessments	\$2,302.40
	LIABILITY TOTAL:	\$188,809.82
	TOTAL LIABILITIES:	\$188,809.82

Equity

Account #	Account Name	Total
Reserves		
51500	General Reserves	\$109,967.77
	RESERVES TOTAL:	\$109,967.77
Equity		
53000	Prior Year Earnings	\$33,307.26
	EQUITY TOTAL:	\$33,307.26
	Current Year Net Income/(Loss)	(\$12,114.36)
	TOTAL EQUITY:	\$131,160.67
	TOTAL LIABILITIES AND EQUITY:	\$319,970.49

University Park Patio Homes Homeowners' Association

Run Date: 04/13/2023
Run Time: 10:47 AM

INCOME STATEMENT

Start: 03/01/2023 | End: 03/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
61000 Residential Assessments	19,831.25	19,831.25	0.00	59,493.75	59,493.75	0.00	237,975.00
71000 Late Fees & Interest	87.60	29.17	58.43	538.91	87.51	451.40	350.00
73000 NSF Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00
74000 Interest Income	13.75	10.42	3.33	28.82	31.26	(2.44)	125.00
78000 Neighborhood Grant	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
Income Total	19,932.60	20,120.84	(188.24)	60,086.48	60,362.52	(276.04)	241,450.00
Total Income	19,932.60	20,120.84	(188.24)	60,086.48	60,362.52	(276.04)	241,450.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
80100 Electricity	93.38	91.67	(1.71)	229.36	275.01	45.65	1,100.00
80300 Water Service	84.10	125.00	40.90	157.72	375.00	217.28	1,500.00
81600 Landscape Contract	15,678.30	15,678.03	(0.27)	47,034.60	47,034.09	(0.51)	188,136.33
81700 Management Contract	785.00	785.00	0.00	2,355.00	2,355.00	0.00	9,420.00
82100 General Repairs & Maintenance	3,875.00	500.00	(3,375.00)	3,875.00	1,500.00	(2,375.00)	6,000.00
82200 Grant Projects	3,875.00	500.00	(3,375.00)	7,799.07	1,500.00	(6,299.07)	6,000.00
82300 Ant Treatment in Park	1,250.29	104.21	(1,146.08)	1,250.29	312.63	(937.66)	1,250.49
82600 Irrigation Repair & Maintenance	0.00	83.33	83.33	559.65	249.99	(309.66)	1,000.00
82700 Tree Maintenance	0.00	500.00	500.00	5,000.00	1,500.00	(3,500.00)	6,000.00
84200 Administration	66.17	83.33	17.16	173.32	249.99	76.67	1,000.00
84300 Audit & Tax Services	0.00	145.83	145.83	0.00	437.49	437.49	1,750.00
84450 Flag subscription	210.00	12.50	(197.50)	210.00	37.50	(172.50)	150.00
84500 Web Site Maintenance	0.00	16.67	16.67	0.00	50.01	50.01	200.00
84550 Community Events	0.00	12.50	12.50	0.00	37.50	37.50	150.00
84600 Insurance	935.61	1,000.00	64.39	2,806.83	3,000.00	193.17	12,000.00
84700 Legal Fees	0.00	41.67	41.67	0.00	125.01	125.01	500.00
84800 Property/Real Estate Taxes	0.00	2.08	2.08	0.00	6.24	6.24	25.00
84900 Federal Income Taxes	0.00	12.50	12.50	0.00	37.50	37.50	150.00
90100 Reserve Contributions	250.00	250.00	0.00	750.00	750.00	0.00	3,000.00
Expense Total	27,102.85	19,944.32	(7,158.53)	72,200.84	59,832.96	(12,367.88)	239,331.82
Total Expense	27,102.85	19,944.32	(7,158.53)	72,200.84	59,832.96	(12,367.88)	239,331.82
Net Income	(7,170.25)	176.52	(7,346.77)	(12,114.36)	529.56	(12,643.92)	2,118.18

**University Park Patio Homes Homeowners'
Association**

Run Date: 04/13/2023
Run Time: 10:50 AM

RESERVE STATEMENT

Start: 03/01/2023 | End: 03/31/2023

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
51000 Reserves- Repair & Replacement	\$0.00	\$250.00	\$0.00	\$250.00
51500 General Reserves	\$109,717.77	\$0.00	\$0.00	\$109,717.77
	\$109,717.77	\$250.00	\$0.00	\$109,967.77

University Park Patio Homes Homeowners' Association

YEARLY INCOME STATEMENT

Start: 01/01/2023 | End: 03/31/2023

INCOME

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Income													
61000 Residential Assessments	\$19,831.25	\$19,831.25	\$19,831.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$59,493.75
71000 Late Fees & Interest	\$0.00	\$451.31	\$87.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$539.91
73000 NSF Fees	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00
74000 Interest Income	\$2.13	\$12.94	\$13.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28.82
Sub Total Income	\$19,858.38	\$20,295.50	\$19,932.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,086.48
TOTAL INCOME	\$19,858.38	\$20,295.50	\$19,932.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,086.48

EXPENSE

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Expense													
80100 Electricity	\$94.75	\$41.23	\$93.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$229.36
80300 Water Service	\$41.70	\$31.92	\$84.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$157.72
81600 Landscape Contract	\$15,678.30	\$15,678.00	\$15,678.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$47,034.60
81700 Management Contract	\$785.00	\$785.00	\$785.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,355.00
82100 General Repairs & Maintenance	\$0.00	\$0.00	\$3,875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,875.00
82200 Grant Projects	\$0.00	\$3,924.07	\$3,875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,799.07
82300 Ant Treatment in Park	\$0.00	\$0.00	\$1,250.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,250.29
82600 Irrigation Repair & Maintenance	\$86.60	\$473.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$559.65
82700 Tree Maintenance	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
84200 Administration	\$78.42	\$28.73	\$66.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$173.32
84450 Flag subscription	\$0.00	\$0.00	\$210.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$210.00
84600 Insurance	\$935.61	\$935.61	\$935.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,806.83
90100 Reserve	\$250.00	\$250.00	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Contributions													
Sub Total Expense	\$17,950.38	\$27,147.61	\$27,102.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$72,200.84
TOTAL EXPENSE	\$17,950.38	\$27,147.61	\$27,102.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$72,200.84
NET INCOME	\$1,908.00	(\$6,852.11)	(\$7,170.25)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$12,114.36)

University Park Patio Homes Homeowners' Association

BUDGET PROFIT & LOSS BY RANGE

Fiscal Year 2023

Run Date: 04/13/2023
Run Time: 10:51 AM

Accounts	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
Income													
61000 - Residential Assessments	\$19,831.25	\$19,831.25	\$19,831.25	\$19,831.25	\$19,831.25	\$19,831.25	\$19,831.25	\$19,831.25	\$19,831.25	\$19,831.25	\$19,831.25	\$19,831.25	\$237,975.00
71000 - Late Fees & Interest	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$350.00
74000 - Interest Income	\$10.42	\$10.42	\$10.42	\$10.42	\$10.42	\$10.42	\$10.42	\$10.42	\$10.42	\$10.42	\$10.42	\$10.38	\$127.00
78000 - Neighborhood Grant	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$3,000.00
Sub Total Income	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.76	\$241,450.00
TOTAL INCOME	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.84	\$20,120.76	\$241,450.00
EXPENSES													
Expense													
80100 - Electricity	\$91.67	\$91.67	\$91.67	\$91.67	\$91.67	\$91.67	\$91.67	\$91.67	\$91.67	\$91.67	\$91.67	\$91.63	\$1,100.00
80300 - Water Service	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$1,500.00
81600 - Landscape Contract	\$15,678.03	\$15,678.03	\$15,678.03	\$15,678.03	\$15,678.03	\$15,678.03	\$15,678.03	\$15,678.03	\$15,678.03	\$15,678.03	\$15,678.03	\$15,678.03	\$188,136.33
81700 - Management Contract	\$785.00	\$785.00	\$785.00	\$785.00	\$785.00	\$785.00	\$785.00	\$785.00	\$785.00	\$785.00	\$785.00	\$785.00	\$9,420.00
82100 - General Repairs & Maintenance	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00
82200 - Grant Projects	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00
82300 - Ant Treatment in Park	\$104.21	\$104.21	\$104.21	\$104.21	\$104.21	\$104.21	\$104.21	\$104.21	\$104.21	\$104.21	\$104.21	\$104.18	\$1,250.49
82600 - Irrigation Repair & Maintenance	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.37	\$1,000.00
82700 - Tree Maintenance	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00
84200 - Administration	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.37	\$1,000.00
84300 - Audit & Tax Services	\$145.83	\$145.83	\$145.83	\$145.83	\$145.83	\$145.83	\$145.83	\$145.83	\$145.83	\$145.83	\$145.83	\$145.87	\$1,750.00
84450 - Flag subscription	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$150.00
84500 - Web Site	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.63	\$200.00

Accounts	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Maintenance													
84550 - Community Events	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$150.00
84600 - Insurance	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00
84700 - Legal Fees	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$500.00
84800 - Property/Real Estate Taxes	\$2.08	\$2.08	\$2.08	\$2.08	\$2.08	\$2.08	\$2.08	\$2.08	\$2.08	\$2.08	\$2.08	\$2.12	\$25.00
84900 - Federal Income Taxes	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$150.00
90100 - Reserve Contributions	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$3,000.00
Sub Total Expense	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.30	\$239,331.82
TOTAL EXPENSES	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.32	\$19,944.30	\$239,331.82
CURRENT YEAR NET INCOME	\$176.52	\$176.52	\$176.52	\$176.52	\$176.52	\$176.52	\$176.52	\$176.52	\$176.52	\$176.52	\$176.52	\$176.46	\$2,118.18