

**University Park Patio Homes Homeowners'
Association**

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

For the period ending

May 31, 2024

University Park Patio Homes Homeowners' Association

Run Date: 06/12/2024
Run Time: 04:34 PM

BALANCE SHEET As of: 05/31/2024 Assets

Account #	Account Name	Total
Asset		
10200	Community Association Bank	\$230,938.49
11100	CIT CDAR 1029017138	\$15,627.96
11200	CIT CDAR 1029017146	\$15,627.96
11300	CIT CDAR 1029017135	\$15,627.96
11400	CIT CDAR 1029017243	\$15,627.96
15000	A/R Maintenance FEES	\$1,525.00
15250	A/R Late Fees	\$70.00
21000	Prepaid Insurance	\$7,872.02
	ASSET TOTAL:	\$302,917.35
	TOTAL ASSETS:	\$302,917.35

Liabilities

Account #	Account Name	Total
Liability		
31000	Accounts payable	\$32.32
35000	Deferred Assessments	\$148,560.40
35100	Prepaid Assessments	\$2,480.69
	LIABILITY TOTAL:	\$151,073.41
	TOTAL LIABILITIES:	\$151,073.41

Equity

Account #	Account Name	Total
Reserves		
51000	General Reserves	\$121,509.06
	RESERVES TOTAL:	\$121,509.06
Equity		
53000	Prior Year Earnings	\$33,307.26
	EQUITY TOTAL:	\$33,307.26
	Current Year Net Income/(Loss)	(\$2,972.38)
	TOTAL EQUITY:	\$151,843.94
	TOTAL LIABILITIES AND EQUITY:	\$302,917.35

University Park Patio Homes Homeowners' Association

Run Date: 06/12/2024
Run Time: 04:35 PM

INCOME STATEMENT

Start: 05/01/2024 | End: 05/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
61000 Residential Assessments	21,222.92	21,222.92	0.00	106,114.60	106,114.60	0.00	254,675.00
71000 Late Fees & Interest	0.00	29.17	(29.17)	653.16	145.85	507.31	350.00
74000 Interest Income	238.67	10.42	228.25	1,073.01	52.10	1,020.91	125.00
78000 Neighborhood Grant Reimbursement	0.00	529.17	(529.17)	0.00	2,645.85	(2,645.85)	6,350.00
Income Total	21,461.59	21,791.68	(330.09)	107,840.77	108,958.40	(1,117.63)	261,500.00
Total Income	21,461.59	21,791.68	(330.09)	107,840.77	108,958.40	(1,117.63)	261,500.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
80100 Electricity	107.26	108.33	1.07	505.87	541.65	35.78	1,300.00
80300 Water Service	258.92	141.67	(117.25)	521.19	708.35	187.16	1,700.00
81600 Landscape Contract	15,678.30	15,678.03	(0.27)	78,391.50	78,390.15	(1.35)	188,136.33
81700 Management Contract	816.67	816.67	0.00	4,083.35	4,083.35	0.00	9,800.00
82100 General Repairs & Maintenance	0.00	650.00	650.00	7,286.35	3,250.00	(4,036.35)	7,800.00
82200 Grant Projects	1,897.75	1,058.33	(839.42)	1,897.75	5,291.65	3,393.90	12,700.00
82300 Ant Treatment in Park	0.00	104.17	104.17	1,250.29	520.85	(729.44)	1,250.00
82600 Irrigation Repair & Maintenance	0.00	133.33	133.33	619.66	666.65	46.99	1,600.00
82700 Tree Maintenance	0.00	666.67	666.67	5,000.00	3,333.35	(1,666.65)	8,000.00
84200 Administration	32.32	114.06	81.74	556.94	570.30	13.36	1,368.67
84300 Audit & Tax Services	450.00	145.83	(304.17)	450.00	729.15	279.15	1,750.00
84450 Flag subscription	70.00	18.33	(51.67)	210.00	91.65	(118.35)	220.00
84500 Web Site Maintenance	0.00	16.67	16.67	0.00	83.35	83.35	200.00
84550 Community Events	0.00	12.50	12.50	0.00	62.50	62.50	150.00
84600 Insurance	981.22	1,125.00	143.78	4,906.10	5,625.00	718.90	13,500.00
84700 Legal Fees	0.00	41.67	41.67	0.00	208.35	208.35	500.00
84800 Property/Real Estate Taxes	0.00	2.08	2.08	0.00	10.40	10.40	25.00
84900 Federal Income Taxes	405.00	12.50	(392.50)	405.00	62.50	(342.50)	150.00
90100 Reserve Contributions	945.83	945.83	0.00	4,729.15	4,729.15	0.00	11,350.00
Expense Total	21,643.27	21,791.67	148.40	110,813.15	108,958.35	(1,854.80)	261,500.00
Total Expense	21,643.27	21,791.67	148.40	110,813.15	108,958.35	(1,854.80)	261,500.00
Net Income	(181.68)	0.01	(181.69)	(2,972.38)	0.05	(2,972.43)	0.00

**University Park Patio Homes Homeowners'
Association**

Run Date: 06/12/2024
Run Time: 04:36 PM

RESERVE STATEMENT

Start: 05/01/2024 | End: 05/31/2024

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
51000 General Reserves	\$120,563.23	\$945.83	\$0.00	\$121,509.06
	\$120,563.23	\$945.83	\$0.00	\$121,509.06

University Park Patio Homes Homeowners' Association
BANK RECONCILIATION
Statement Date: 5/31/2024

Run Date: 06/12/2024
Run Time: 04:08 PM

Reconciliation Summary: MOO - First Citizens Bank		GL Account: 10200 - Community Association Bank	
Bank Statement Balance	\$232,906.24	Account Balance	\$230,938.49
GL Account Balance	\$230,938.49	+ Uncleared Payments	\$1,967.75
Difference	\$1,967.75	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$232,906.24
		- Statement Balance	\$232,906.24
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
1228	5/31/2024	AP 606538	BACL - Bay Area Concrete Level...	0.00	1,897.75
1226	5/9/2024	AP 599930	BOY SC-870 - BOY SCOUT OF AMER...	0.00	70.00
Totals				\$0.00	\$1,967.75

First-Citizens Bank & Trust Company
4950 S. 48th Street
Phoenix, AZ 85040

011842

RETURN SERVICE REQUESTED



126411-03A

UNIVERSITY PARK PATIO HOME HOA
BY COMMUNITY MGMT SOLUTIONS AS AGENT
2615 BAY AREA BLVD
HOUSTON, TX 77058

Contact Us
866-800-4656



Account
UNIVERSITY PARK PATIO HOME HOA
BY COMMUNITY MGMT SOLUTIONS AS AGENT

Date
05/31/2024

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CDARS® Customer Statement

The following information is a summary of activity in your CDARS accounts and the list of FDIC-insured institutions that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through CDARS.

Summary of Accounts

Account ID	Effective Date	Maturity Date	Interest Rate	Opening Balance	Ending Balance
1029017138	05/16/2024	05/15/2025	4.75%	\$0.00	\$15,595.46
1029017146	05/16/2024	05/15/2025	4.75%	0.00	15,595.46
1029017235	05/16/2024	05/15/2025	4.75%	0.00	15,595.46
1029017243	05/16/2024	05/15/2025	4.75%	0.00	15,595.46
TOTAL				\$0.00	\$62,381.84

Date
05/31/2024

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DETAILED ACCOUNT OVERVIEW

Account ID: 1029017138
Account Title: UNIVERSITY PARK PATIO HOME HOA
BY COMMUNITY MGMT SOLUTIONS AS AGENT

Account Summary - CD

Product Term	52-Week Non-Personal CD	Effective Date	05/16/2024
Interest Rate	4.75%	Maturity Date	05/15/2025
Account Balance	\$15,595.46	YTD Interest Paid	\$0.00
Annual Percentage Yield	4.86%	Interest Accrued	32.50
		Interest Earned Since Last Statement	32.50

CD Issued by

Western Alliance Bank FDIC Cert. 57512

YTD Interest Paid	\$0.00	05/16/2024	Opening Balance	\$0.00
Interest Accrued	32.50	05/16/2024	Deposit	15,595.46
Int Earned Since Last Statement	32.50	05/31/2024	Ending Balance	15,595.46

DETAILED ACCOUNT OVERVIEW

Account ID: 1029017146
Account Title: UNIVERSITY PARK PATIO HOME HOA
BY COMMUNITY MGMT SOLUTIONS AS AGENT

Account Summary - CD

Product Term	52-Week Non-Personal CD	Effective Date	05/16/2024
Interest Rate	4.75%	Maturity Date	05/15/2025
Account Balance	\$15,595.46	YTD Interest Paid	\$0.00
Annual Percentage Yield	4.86%	Interest Accrued	32.50
		Interest Earned Since Last Statement	32.50

CD Issued by

Western Alliance Bank FDIC Cert. 57512

YTD Interest Paid	\$0.00	05/16/2024	Opening Balance	\$0.00
Interest Accrued	32.50	05/16/2024	Deposit	15,595.46
Int Earned Since Last Statement	32.50	05/31/2024	Ending Balance	15,595.46

Date
05/31/2024

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DETAILED ACCOUNT OVERVIEW

Account ID: 1029017235
Account Title: UNIVERSITY PARK PATIO HOME HOA
BY COMMUNITY MGMT SOLUTIONS AS AGENT



Account Summary - CD

Product Term	52-Week Non-Personal CD
Interest Rate	4.75%
Account Balance	\$15,595.46
Annual Percentage Yield	4.86%

Effective Date	05/16/2024
Maturity Date	05/15/2025
YTD Interest Paid	\$0.00
Interest Accrued	32.50
Interest Earned Since Last Statement	32.50

CD Issued by

Western Alliance Bank FDIC Cert. 57512

YTD Interest Paid	\$0.00
Interest Accrued	32.50
Int Earned Since Last Statement	32.50

05/16/2024	Opening Balance	\$0.00
05/16/2024	Deposit	15,595.46
05/31/2024	Ending Balance	15,595.46

DETAILED ACCOUNT OVERVIEW

Account ID: 1029017243
Account Title: UNIVERSITY PARK PATIO HOME HOA
BY COMMUNITY MGMT SOLUTIONS AS AGENT

Account Summary - CD

Product Term	52-Week Non-Personal CD
Interest Rate	4.75%
Account Balance	\$15,595.46
Annual Percentage Yield	4.86%

Effective Date	05/16/2024
Maturity Date	05/15/2025
YTD Interest Paid	\$0.00
Interest Accrued	32.50
Interest Earned Since Last Statement	32.50

CD Issued by

Western Alliance Bank FDIC Cert. 57512

YTD Interest Paid	\$0.00
Interest Accrued	32.50
Int Earned Since Last Statement	32.50

05/16/2024	Opening Balance	\$0.00
05/16/2024	Deposit	15,595.46
05/31/2024	Ending Balance	15,595.46

University Park Patio Homes Homeowners' Association

YEARLY INCOME STATEMENT

Start: 01/01/2024 | End: 05/31/2024

Run Date: 06/12/2024
Run Time: 04:36 PM

INCOME

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Income													
61000 Residential Assessments	\$21,222.92	\$21,222.92	\$21,222.92	\$21,222.92	\$21,222.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$106,114.60
71000 Late Fees & Interest	\$0.00	\$408.36	\$150.70	\$94.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$653.16
74000 Interest Income	\$212.03	\$200.59	\$214.35	\$207.37	\$238.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,073.01
Sub Total Income	\$21,434.95	\$21,831.87	\$21,587.97	\$21,524.39	\$21,461.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$107,840.77
TOTAL INCOME	\$21,434.95	\$21,831.87	\$21,587.97	\$21,524.39	\$21,461.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$107,840.77

EXPENSE

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Expense													
80100 Electricity	\$103.72	\$96.64	\$98.79	\$99.46	\$107.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$505.87
80300 Water Service	\$137.51	\$53.67	\$31.92	\$39.17	\$258.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$521.19
81600 Landscape Contract	\$15,678.30	\$15,678.30	\$15,678.30	\$15,678.30	\$15,678.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$78,391.50
81700 Management Contract	\$816.67	\$816.67	\$816.67	\$816.67	\$816.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,083.35
82100 General Repairs & Maintenance	\$699.00	\$6,350.00	\$237.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,286.35
82200 Grant Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$1,897.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,897.75
82300 Ant Treatment in Park	\$0.00	\$0.00	\$0.00	\$1,250.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,250.29
82600 Irrigation Repair & Maintenance	\$102.84	\$0.00	\$0.00	\$516.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$619.66
82700 Tree Maintenance	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
84200 Administration	\$73.90	\$32.13	\$98.40	\$320.19	\$32.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$556.94
84300 Audit & Tax Services	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00
84450 Flag subscription	\$0.00	\$0.00	\$140.00	\$0.00	\$70.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$210.00
84600 Insurance	\$981.22	\$981.22	\$981.22	\$981.22	\$981.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,906.10

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
84900 Federal Income	\$0.00	\$0.00	\$0.00	\$0.00	\$405.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$405.00
Taxes													
90100 Reserve Contributions	\$945.83	\$945.83	\$945.83	\$945.83	\$945.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,729.15
Sub Total Expense	\$19,538.99	\$24,954.46	\$19,028.48	\$25,647.95	\$21,643.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$110,813.15
TOTAL EXPENSE	\$19,538.99	\$24,954.46	\$19,028.48	\$25,647.95	\$21,643.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$110,813.15
NET INCOME	\$1,895.96	(\$3,122.59)	\$2,559.49	(\$4,123.56)	(\$181.68)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,972.38)

University Park Patio Homes Homeowners' Association

BUDGET PROFIT & LOSS BY RANGE

Fiscal Year 2024

Accounts	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
Income													
61000 - Residential Assessments	\$21,222.92	\$21,222.92	\$21,222.92	\$21,222.92	\$21,222.92	\$21,222.92	\$21,222.92	\$21,222.92	\$21,222.92	\$21,222.92	\$21,222.92	\$21,222.88	\$254,675.00
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	\$29.13	\$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	\$125.00
78000 - Neighborhood Grant Reimbursement	\$529.17	\$529.17	\$529.17	\$529.17	\$529.17	\$529.17	\$529.17	\$529.17	\$529.17	\$529.17	\$529.17	\$529.13	\$6,350.00
Sub Total Income	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.52	\$261,500.00
TOTAL INCOME	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.68	\$21,791.52	\$261,500.00
EXPENSES													
Expense													
80100 - Electricity	\$108.33	\$108.33	\$108.33	\$108.33	\$108.33	\$108.33	\$108.33	\$108.33	\$108.33	\$108.33	\$108.33	\$108.37	\$1,300.00
80300 - Water Service	\$141.67	\$141.67	\$141.67	\$141.67	\$141.67	\$141.67	\$141.67	\$141.67	\$141.67	\$141.67	\$141.67	\$141.63	\$1,700.00
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	\$15,678.00	\$188,136.33
81700 - Management Contract	\$816.67	\$816.67	\$816.67	\$816.67	\$816.67	\$816.67	\$816.67	\$816.67	\$816.67	\$816.67	\$816.67	\$816.63	\$9,800.00
82100 - General Repairs & Maintenance	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$7,800.00
82200 - Grant Projects	\$1,058.33	\$1,058.33	\$1,058.33	\$1,058.33	\$1,058.33	\$1,058.33	\$1,058.33	\$1,058.33	\$1,058.33	\$1,058.33	\$1,058.33	\$1,058.37	\$12,700.00
82300 - Ant Treatment in Park	\$104.17	\$104.17	\$104.17	\$104.17	\$104.17	\$104.17	\$104.17	\$104.17	\$104.17	\$104.17	\$104.17	\$104.13	\$1,250.00
82600 - Irrigation Repair & Maintenance	\$133.33	\$133.33	\$133.33	\$133.33	\$133.33	\$133.33	\$133.33	\$133.33	\$133.33	\$133.33	\$133.33	\$133.37	\$1,600.00
82700 - Tree Maintenance	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.63	\$8,000.00
84200 - Administration	\$114.06	\$114.06	\$114.06	\$114.06	\$114.06	\$114.06	\$114.06	\$114.06	\$114.06	\$114.06	\$114.06	\$114.01	\$1,368.67
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	\$18.33	\$18.33	\$18.33	\$18.33	\$18.33	\$18.33	\$18.33	\$18.33	\$18.33	\$18.33	\$18.33	\$18.37	\$220.00
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	\$1,125.00	\$1,125.00	\$1,125.00	\$1,125.00	\$1,125.00	\$1,125.00	\$1,125.00	\$1,125.00	\$1,125.00	\$1,125.00	\$1,125.00	\$1,125.00	\$13,500.00
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	\$945.83	\$945.83	\$945.83	\$945.83	\$945.83	\$945.83	\$945.83	\$945.83	\$945.83	\$945.83	\$945.83	\$945.87	\$11,350.00
Sub Total Expense	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.63	\$261,500.00
TOTAL EXPENSES	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.67	\$21,791.63	\$261,500.00
CURRENT YEAR NET INCOME	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	(\$0.11)	\$0.00