

**University Park Patio Homes Homeowners'
Association**

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

For the period ending

October 31, 2022

**University Park Patio Homes
Homeowners' Association**

Run Date: 11/03/2022
Run Time: 04:48 PM

**BALANCE SHEET
As of: 10/31/2022
Assets**

Account #	Account Name	Total
Asset		
10200	Community Association Bank	\$184,656.33
15250	A/R Late Fees	\$175.58
21000	Prepaid Insurance	\$5,529.81
	ASSET TOTAL:	\$190,361.72
	TOTAL ASSETS:	\$190,361.72

Liabilities

Account #	Account Name	Total
Liability		
31000	Accounts payable	\$253.50
35000	Deferred Assessments	\$36,879.20
35100	Prepaid Assessments	\$2,861.87
	LIABILITY TOTAL:	\$39,994.57
	TOTAL LIABILITIES:	\$39,994.57

Equity

Account #	Account Name	Total
Reserves		
51000	Reserves- Repair & Replacement	\$12,319.83
51500	General Reserves	\$96,397.94
	RESERVES TOTAL:	\$108,717.77
Equity		
53000	Prior Year Earnings	\$36,479.10
	EQUITY TOTAL:	\$36,479.10
	Current Year Net Income/(Loss)	\$5,170.28
	TOTAL EQUITY:	\$150,367.15
	TOTAL LIABILITIES AND EQUITY:	\$190,361.72

University Park Patio Homes Homeowners' Association

Run Date: 11/03/20
Run Time: 04:48 F

INCOME STATEMENT

Start: 10/01/2022 | End: 10/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
61000 Residential Assessments	18,439.58	18,439.58	0.00	184,395.80	184,395.80	0.00	221,275.00
71000 Late Fees & Interest	0.00	29.17	(29.17)	921.52	291.70	629.82	350.00
74000 Interest Income	8.33	12.50	(4.17)	112.20	125.00	(12.80)	150.00
75000 Legal Reimbursements	0.00	16.67	(16.67)	0.00	166.70	(166.70)	200.00
78000 Neighborhood Grant	123.77	375.00	(251.23)	8,619.44	3,750.00	4,869.44	4,500.00
Income Total	18,571.68	18,872.92	(301.24)	194,048.96	188,729.20	5,319.76	226,475.00
Total Income	18,571.68	18,872.92	(301.24)	194,048.96	188,729.20	5,319.76	226,475.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
80100 Electricity	99.58	100.00	0.42	906.69	1,000.00	93.31	1,200.00
80300 Water Service	210.26	125.00	(85.26)	1,413.85	1,250.00	(163.85)	1,500.00
81600 Landscape Contract	11,098.13	10,628.08	(470.05)	114,180.94	106,280.80	(7,900.14)	127,537.00
81650 Landscape Contract- Common Areas	1,726.41	2,141.67	415.26	18,118.68	21,416.70	3,298.02	25,700.00
81700 Management Contract	785.00	785.00	0.00	7,850.00	7,850.00	0.00	9,420.00
82100 General Repairs & Maintenance	2,988.00	500.00	(2,488.00)	4,957.07	5,000.00	42.93	6,000.00
82200 Grant Projects	0.00	750.00	750.00	17,502.43	7,500.00	(10,002.43)	9,000.00
82510 Chemical Fertilizations	0.00	45.00	45.00	584.56	450.00	(134.56)	540.00
82520 Mulch	0.00	1,623.75	1,623.75	0.00	16,237.50	16,237.50	19,485.00
82530 Seasonal Color/Plantings	0.00	250.00	250.00	1,623.75	2,500.00	876.25	3,000.00
82550 Landscape Other	0.00	0.00	0.00	1,250.49	0.00	(1,250.49)	0.00
82600 Irrigation Repair & Maintenance	0.00	125.00	125.00	132.07	1,250.00	1,117.93	1,500.00
82700 Tree Maintenance	0.00	500.00	500.00	7,462.69	5,000.00	(2,462.69)	6,000.00
84200 Administration	0.00	100.00	100.00	468.33	1,000.00	531.67	1,200.00
84300 Audit & Tax Services	0.00	141.67	141.67	400.00	1,416.70	1,016.70	1,700.00
84450 Flag subscription	0.00	12.50	12.50	150.00	125.00	(25.00)	150.00
84500 Web Site Maintenance	0.00	16.67	16.67	145.00	166.70	21.70	200.00
84550 Community Events	0.00	12.50	12.50	41.10	125.00	83.90	150.00
84600 Insurance	935.61	700.00	(235.61)	8,351.35	7,000.00	(1,351.35)	8,400.00
84700 Legal Fees	253.50	41.67	(211.83)	818.49	416.70	(401.79)	500.00
84800 Property/Real Estate Taxes	0.00	2.08	2.08	0.00	20.80	20.80	25.00
84900 Federal Income Taxes	0.00	0.00	0.00	21.19	200.00	178.81	200.00
90100 Reserve Contributions	250.00	250.00	0.00	2,500.00	2,500.00	0.00	3,000.00
Expense Total	18,346.49	18,850.59	504.10	188,878.68	188,705.90	(172.78)	226,407.00
Total Expense	18,346.49	18,850.59	504.10	188,878.68	188,705.90	(172.78)	226,407.00
Net Income	225.19	22.33	202.86	5,170.28	23.30	5,146.98	68.00

**University Park Patio Homes Homeowners'
Association**

Run Date: 11/03/2022
Run Time: 04:49 PM

RESERVE STATEMENT

Start: 10/01/2022 | End: 10/31/2022

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
51000 Reserves- Repair & Replacement	\$12,069.83	\$250.00	\$0.00	\$12,319.83
51500 General Reserves	\$96,397.94	\$0.00	\$0.00	\$96,397.94
	\$108,467.77	\$250.00	\$0.00	\$108,717.77

University Park Patio Homes Homeowners' Association

YEARLY INCOME STATEMENT

Start: 01/01/2022 | End: 10/31/2022

Run Date: 11/03/2022
Run Time: 04:49 PM

HOME

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Residential	\$18,439.58	\$18,439.58	\$18,439.58	\$18,439.58	\$18,439.58	\$18,439.58	\$18,439.58	\$18,439.58	\$18,439.58	\$18,439.58	\$0.00	\$0.00	\$184,395.80
Late Fees & Post	\$0.37	\$311.51	\$272.31	\$129.09	\$103.75	\$64.55	\$19.97	\$19.97	\$0.00	\$0.00	\$0.00	\$0.00	\$921.52
Interest	\$12.52	\$12.85	\$14.16	\$12.90	\$11.79	\$10.82	\$10.53	\$9.52	\$8.78	\$8.33	\$0.00	\$0.00	\$112.20
Neighborhood	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,495.67	\$0.00	\$0.00	\$0.00	\$123.77	\$0.00	\$0.00	\$8,619.44
Total Income	\$18,452.47	\$18,763.94	\$18,726.05	\$18,581.57	\$18,555.12	\$27,010.62	\$18,470.08	\$18,469.07	\$18,448.36	\$18,571.68	\$0.00	\$0.00	\$194,048.96
L INCOME	\$18,452.47	\$18,763.94	\$18,726.05	\$18,581.57	\$18,555.12	\$27,010.62	\$18,470.08	\$18,469.07	\$18,448.36	\$18,571.68	\$0.00	\$0.00	\$194,048.96

ENSE

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Electricity	\$66.17	\$33.89	\$155.97	\$4.22	\$157.99	\$94.08	\$37.03	\$158.24	\$99.52	\$99.58	\$0.00	\$0.00	\$906.69
Water Service	\$0.00	\$0.00	\$0.00	\$0.00	\$123.18	\$333.80	\$184.20	\$321.00	\$241.41	\$210.26	\$0.00	\$0.00	\$1,413.85
Landscape	\$3,110.65	\$6,221.30	\$9,954.89	\$12,442.60	\$12,442.60	\$15,553.25	\$14,934.39	\$15,790.63	\$12,632.50	\$11,098.13	\$0.00	\$0.00	\$114,180.94
Landscap	\$0.00	\$1,245.89	\$1,868.84	\$2,491.79	\$2,491.79	\$3,114.73	\$0.00	\$2,877.35	\$2,301.88	\$1,726.41	\$0.00	\$0.00	\$18,118.68
Landscap	\$622.95	\$0.00	(\$622.95)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Management	\$785.00	\$785.00	\$785.00	\$785.00	\$785.00	\$785.00	\$785.00	\$785.00	\$785.00	\$785.00	\$0.00	\$0.00	\$7,850.00
General	\$324.75	\$0.00	\$4,614.00	\$0.00	(\$4,614.00)	\$0.00	\$913.63	\$0.00	\$730.69	\$2,988.00	\$0.00	\$0.00	\$4,957.07
Grant Projects	\$0.00	\$0.00	\$795.87	\$7,162.83	\$9,543.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,502.43
Chemical	\$0.00	\$0.00	\$292.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$292.28	\$0.00	\$0.00	\$0.00	\$584.56
Seasonal	\$0.00	\$0.00	\$1,623.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,623.75
Landscap	\$0.00	\$0.00	\$0.00	\$1,250.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,250.49

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Irrigation & Maintenance	\$132.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$132.07
Tree Maintenance	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,462.69	\$0.00	\$0.00	\$0.00	\$7,462.69
Administration	\$19.86	\$44.67	\$50.54	\$155.31	\$61.04	\$10.84	\$19.70	\$98.65	\$7.72	\$0.00	\$0.00	\$0.00	\$468.33
Audit & Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00
Flag	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00
Flag Replacement	\$145.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$145.00
Community	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15.00	\$26.10	\$0.00	\$0.00	\$0.00	\$41.10
Insurance	\$734.66	\$734.66	\$734.66	\$734.66	\$734.66	\$935.61	\$935.61	\$935.61	\$935.61	\$935.61	\$0.00	\$0.00	\$8,351.35
Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$564.99	\$253.50	\$0.00	\$0.00	\$818.49
Federal Income	\$0.00	\$0.00	\$0.00	\$21.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21.19
Reserve Contributions	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$0.00	\$0.00	\$2,500.00
Total Expense	\$11,191.11	\$9,315.41	\$20,502.85	\$25,448.09	\$22,375.99	\$21,077.31	\$18,059.56	\$21,231.48	\$21,330.39	\$18,346.49	\$0.00	\$0.00	\$188,878.68
Net Expense	\$11,191.11	\$9,315.41	\$20,502.85	\$25,448.09	\$22,375.99	\$21,077.31	\$18,059.56	\$21,231.48	\$21,330.39	\$18,346.49	\$0.00	\$0.00	\$188,878.68
Net Income	\$7,261.36	\$9,448.53	(\$1,776.80)	(\$6,866.52)	(\$3,820.87)	\$5,933.31	\$410.52	(\$2,762.41)	(\$2,882.03)	\$225.19	\$0.00	\$0.00	\$5,170.28

University Park Patio Homes Homeowners' Association

BUDGET PROFIT & LOSS BY RANGE

Fiscal Year 2022

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Residential	\$18,439.58	\$18,439.58	\$18,439.58	\$18,439.58	\$18,439.58	\$18,439.58	\$18,439.58	\$18,439.58	\$18,439.58	\$18,439.58	\$18,439.58	\$18,439.58	\$221,275.00
Late Fees & Penalties	\$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
Interest Income	\$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
Legal	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$200.00
Neighborhood	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$4,500.00
Sub Total Income	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.88	\$226,475.00
L INCOME	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.92	\$18,872.88	\$226,475.00
USES													
Electricity	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00
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
Landscape	\$10,628.08	\$10,628.08	\$10,628.08	\$10,628.08	\$10,628.08	\$10,628.08	\$10,628.08	\$10,628.08	\$10,628.08	\$10,628.08	\$10,628.08	\$10,628.12	\$127,537.00
Landscape Common Areas	\$2,141.67	\$2,141.67	\$2,141.67	\$2,141.67	\$2,141.67	\$2,141.67	\$2,141.67	\$2,141.67	\$2,141.67	\$2,141.67	\$2,141.67	\$2,141.63	\$25,700.00
Management	\$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
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
Grant Projects	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$9,000.00
Chemical Applications	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$540.00
Mulch	\$1,623.75	\$1,623.75	\$1,623.75	\$1,623.75	\$1,623.75	\$1,623.75	\$1,623.75	\$1,623.75	\$1,623.75	\$1,623.75	\$1,623.75	\$1,623.75	\$19,485.00
Seasonal Plantings	\$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
Irrigation Repair & Maintenance	\$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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INTS													
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
Tree Maintenance	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00
Administration	\$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
Audit & Tax													
RES													
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
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
Maintenance													
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
Insurance	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$8,400.00
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
Property/Real	\$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
Taxes													
Federal Income	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Reserve	\$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
Contributions													
Sub Total Expense	\$18,850.59	\$18,850.59	\$18,850.59	\$19,050.59	\$18,850.59	\$18,850.59	\$18,850.59	\$18,850.59	\$18,850.59	\$18,850.59	\$18,850.59	\$18,850.51	\$226,407.00
L EXPENSES	\$18,850.59	\$18,850.59	\$18,850.59	\$19,050.59	\$18,850.59	\$18,850.59	\$18,850.59	\$18,850.59	\$18,850.59	\$18,850.59	\$18,850.59	\$18,850.51	\$226,407.00
NET YEAR NET	\$22.33	\$22.33	\$22.33	(\$177.67)	\$22.33	\$22.33	\$22.33	\$22.33	\$22.33	\$22.33	\$22.33	\$22.37	\$68.00
ME													