

University Place Neighborhood Association, Inc.

Adopted Budget 2019

Account	Adopted 2018 Budget	September Actuals	Projected End of Year	Proposed 2019 Budget
REVENUE				
HOA Maintenance Fees	\$490,743	\$370,660	\$490,743	\$483,054
Cooper Creek Median	\$3,000	\$1,500	\$3,000	\$3,000
CR Maintenance Fee	\$79,200	\$59,400	\$79,200	\$79,200
Capital Reserves	\$38,700	\$29,025	\$38,700	\$48,000
Interest	\$0	\$702	\$600	\$0
Late Charges	\$0	\$3,648	\$3,079	\$0
Vehicle Decals	\$0	\$825	\$825	\$0
Pool Key Fobs	\$0	\$275	\$275	\$0
Pool Rentals	\$0	\$600	\$600	\$0
TOTAL REVENUE	\$611,643	\$466,634.95	\$617,022	\$613,254
EXPENSES:				
Administrative				
Meeting Expense	\$400	\$0	\$0	\$0
Signage	\$250	\$0	\$100	\$0
Insurance	\$12,600	\$9,362	\$12,600	\$13,878
Dues, Licenses & Fees	\$62	\$61	\$61	\$62
HOA Admin & Supply	\$4,500	\$3,327	\$4,500	\$4,500
Website	\$600	\$600	\$600	\$600
Fido Station bags	\$2,400	\$1,386	\$1,400	\$2,000
Taxes (Property)	\$1,000	\$0	\$0	\$0
Social Committee	\$4,200	\$1,754	\$4,200	\$4,200
Printing & Postage	\$3,500	\$1,173	\$6,000	\$6,000
Sub-Total	\$29,512	\$17,662	\$29,461	\$31,240
Legal & Professional				
Financial Review	\$4,700	\$4,600	\$4,600	\$4,900
Professional Fees	\$100	\$60	\$60	\$310
Legal Fees-General	\$3,500	\$2,617	\$3,500	\$4,500
Management Fee	\$28,935	\$21,701	\$28,935	\$21,618
Sub-Total	\$37,235	\$28,978	\$37,095	\$31,328
HOA Manager				
Salary	\$60,879	\$44,942	\$65,447	\$61,000
Payroll Processing Fee	\$3,800	\$2,746	\$3,768	\$3,000
Internet & Phone Mgr Office	\$2,000	\$1,377	\$1,835	\$2,000
Cell Phone	\$360	\$270	\$360	\$0
Mileage Charge	\$500	\$369	\$500	\$0
Benefits	\$15,000	\$10,077	\$13,887	\$14,020
Sub-Total	\$82,539	\$59,781	\$85,797	\$80,020
Utilities				
TV Cable Seven Oaks	\$2,000	\$1,431	\$1,920	\$2,000
Water, Sewer & Garbage	\$5,500	\$3,485	\$4,646	\$4,650
Electric	\$19,500	\$11,513	\$16,000	\$18,000
Sub-Total	\$27,000	\$16,428	\$22,566	\$24,650
Common Grounds				
Grounds Contract	\$170,086	\$126,000	\$168,000	\$173,040
Handyman	\$15,000	\$7,376	\$12,000	\$12,000
Property Improvements	\$15,000	\$12,085	\$16,103	\$18,300

Adopted Budget 2019

Tree Trimming	\$5,000	\$4,587	\$5,000	\$5,000
Trail Pest Control	\$850	\$265	\$600	\$850
Preserve Cleanout	\$8,500	\$6,379	\$6,379	\$8,500
Swale Maintenance	\$1,000	\$750	\$750	\$1,000
Sub-Total	\$215,436	\$157,442	\$208,832	\$218,690
Fountain Maintenance				
Maintenance Contract	\$3,245	\$1,516	\$3,244	\$3,400
Repair & Maintenance	\$1,000	\$952	\$1,000	\$1,500
Sub-Total	\$4,245	\$2,468	\$4,244	\$4,900
Lakes & Wetlands				
Lake Maintenance	\$1,500	\$758	\$1,000	\$1,000
Bubbler Maint Contracts	\$956	\$956	\$956	\$1,625
Bubbler Maint & Repair	\$2,500	\$0	\$1,500	\$1,500
Water Mgt Contract	\$27,114	\$20,292	\$27,324	\$27,324
Sub-Total	\$32,070	\$22,006	\$30,780	\$31,449
Vandalism/Security				
Vandalism	\$500	\$0	\$0	\$500
Patrol Contract	\$2,000	\$0	\$2,000	\$2,000
Security Maint & Repair	\$1,500	\$547	\$1,500	\$1,500
Sub-Total	\$4,000	\$547	\$3,500	\$4,000
Pools				
Pool Cleaning Contract	\$12,300	\$9,150	\$12,300	\$13,800
Repairs & Maintenance	\$8,000	\$3,046	\$7,500	\$6,000
Fitness Center Cleaning	\$5,000	\$2,142	\$3,500	\$3,500
Gas Pool Heating	\$16,000	\$15,527	\$17,500	\$18,000
Annual Fees	\$625	\$626	\$626	\$650
Sub-Total	\$41,925	\$30,490	\$41,426	\$41,950
Recreation Center				
Janitorial Supplies	\$800	\$986	\$1,200	\$1,200
Maintenance & Repair	\$8,000	\$5,493	\$8,000	\$8,000
Playground Equipment	\$200	\$0	\$0	\$200
Exercise Equip Contract	\$1,700	\$1,070	\$1,717	\$1,717
Exercise Equip Repair	\$1,000	\$1,412	\$2,122	\$1,500
Pest Control - Pool Area	\$680	\$830	\$1,210	\$1,210
Sub-Total	\$12,380	\$9,791	\$14,249	\$13,827
Carriage Run Expenses				
Grounds Contract	\$79,200	\$59,400	\$79,200	\$79,200
Other Expenses				
Capital Reserves	\$38,700	\$29,025	\$38,700	\$48,000
New Capital Purchases	\$7,000	\$2,483	\$2,483	\$4,000
Income tax	\$400	\$0	\$0	\$0
Sub-Total	\$46,100	\$31,508	\$41,183	\$52,000
TOTAL EXPENSES	\$611,643	\$436,502	\$598,334	\$613,254
NET OPERATING INCOME	\$0	\$30,133	\$18,688	\$0
2018 HOA Fee	\$110.00		2019 HOA Fee	\$110.00
2018 Carriage Run Section	\$120.00	Carriage Run ONLY		\$120.00
Total Maint. Free Fee	\$230.00	Total Carriage Run Fee		\$230.00