

**University Place Neighborhood Association, Inc.**  
**Adopted Budget**  
**January 1 - December 31, 2020**

Account	Adopted 2019 Budget	Adopted 2020
<b>REVENUE</b>		
HOA Maintenance Fees	\$483,054	\$461,775
Median Maintenance Income	\$3,000	\$3,000
Capital Reserve Income	\$48,000	\$68,700
CR Supplement Income	\$79,200	\$79,200
Interest Income	\$0	\$0
Late Charges	\$0	\$0
Envera Vehicle Barcodes	\$0	\$0
Pool Key Fobs	\$0	\$0
Pool Rental Income	\$0	\$0
<b>TOTAL REVENUE</b>	<b>\$613,254</b>	<b>\$612,675</b>
<b>EXPENSES:</b>		
<b>Administrative</b>		
Signage	\$0	\$500
Dog Station Supplies	\$2,000	\$2,000
Insurance	\$13,878	\$15,000
Website	\$600	\$1,200
Dues, Licenses & Fees	\$62	\$62
Social Committee	\$4,200	\$4,200
HOA Admin & Supply	\$4,500	\$7,000
Postage & Printing	\$6,000	\$8,000
Sub-Total	<b>\$31,240</b>	<b>\$37,962</b>
<b>Legal &amp; Professional</b>		
Professional Fees	\$310	\$0
Financial Review	\$4,900	\$4,800
Legal Fees-General	\$4,500	\$5,000
Management Fees	\$21,618	\$28,800
Sub-Total	<b>\$31,328</b>	<b>\$38,600</b>
<b>HOA Admin Support</b>		
Salary/Admin Support	\$61,000	\$28,000
Payroll Processing Fee	\$3,000	\$0
Benefits	\$14,020	\$0
Sub-Total	<b>\$78,020</b>	<b>\$28,000</b>
<b>Utilities</b>		
Water, Sewer & Garbage	\$4,650	\$6,000
Electric	\$18,000	\$19,500
Sub-Total	<b>\$22,650</b>	<b>\$25,500</b>
<b>Common Grounds</b>		
Common Grounds Contract	\$173,040	\$135,852
Landscape Enhancements	\$18,300	\$20,000
Tree Trimming	\$5,000	\$10,000
Nature Trail Pest Control	\$850	\$850
Preserve Cleanup	\$8,500	\$8,500
Swale Maintenance	\$1,000	\$5,000
Sub-Total	<b>\$206,690</b>	<b>\$180,202</b>

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<b>Lakes &amp; Aerators</b>		
Lake Maintenance - General	\$1,000	\$1,000
Water Mgt Contract	\$27,324	\$27,936
Aeration Maint Contracts	\$1,625	\$1,625
Aeration Repair	\$1,500	\$1,500
Fountain Maint. Contract	\$3,400	\$3,400
Fountain Repair & Maint.	\$1,500	\$1,500
Sub-Total	<b>\$36,349</b>	<b>\$36,961</b>
<b>Vandalism/Security</b>		
Vandalism	\$500	\$500
Patrol Contract	\$2,000	\$2,000
Security Repair & Maint.	\$1,500	\$1,500
Sub-Total	<b>\$4,000</b>	<b>\$4,000</b>
<b>Pools</b>		
Pool Cleaning Contract	\$13,800	\$16,800
Pool Repairs & Maint.	\$6,000	\$7,000
Gas-Pool Heating	\$18,000	\$30,000
County Pool Inspection Fees	\$650	\$650
Sub-Total	<b>\$38,450</b>	<b>\$54,450</b>
<b>Recreation Centers</b>		
Janitorial Supplies	\$1,200	\$1,200
Cleaning Services	\$3,500	\$3,500
Handyman	\$12,000	\$18,000
Rec Center Repair & Maint.	\$8,000	\$11,500
Playground Equip. Maint.	\$200	\$0
Exercise Equip Contract	\$1,717	\$1,800
Exercise Equip Repair	\$1,500	\$1,500
Pest Control - Pool Areas	\$1,210	\$1,200
Charleston Internet & Phone	\$2,000	\$3,000
Seven Oaks Internet, TV	\$2,000	\$2,400
Sub-Total	<b>\$33,327</b>	<b>\$44,100</b>
<b>Carriage Run Expenses</b>		
Grounds Contract	<b>\$79,200</b>	<b>\$79,200</b>
<b>Other Expenses</b>		
Capital Reserves	\$48,000	\$68,700
New Capital Purchases	\$4,000	\$15,000
Bad Debt	\$0	\$0
Sub-Total	<b>\$52,000</b>	<b>\$83,700</b>
<b>TOTAL EXPENSES</b>	<b>\$613,254</b>	<b>\$612,675</b>
<b>NET OPERATING INCOME</b>	<b>\$0</b>	<b>\$0</b>

	2019	2020
HOA Fee	\$110.00	\$ 110.00
Carriage Run	\$120.00	\$ 120.00
<b>Total Carriage Run</b>	<b>\$230.00</b>	<b>\$ 230.00</b>