

**University Place Neighborhood Association, Inc.**  
**Approved Budget**  
**January 1 through December 31, 2021**

	<b>2020</b>	<b>2021</b>
	<b>Approved</b>	<b>Approved</b>
	<b>Budget</b>	<b>Budget</b>
<b>Income</b>		
4100 · Homeowners Maint Fees	461,775	471,939
4110 · Median Maintenance Income	3,000	3,000
4120 · Reserve Income	68,700	60,000
4130 · CR-Supp Lot Income	79,200	79,200
<b>Total Income</b>	<b>612,675</b>	<b>614,138</b>
<b>Expenses</b>		
<b>Administrative</b>		
7802 · Signage	500	1,000
7803 · Dog Station Supplies	2,000	3,000
7810 · Insurance	15,000	15,000
7825 · Website	1,200	600
7835 · Dues/Licenses/Fees	62	81
7875 · Social Committee	4,200	4,200
7880 · HOA Admin & Supply	7,000	9,050
7885 · Postage & Printing	8,000	8,000
<b>Total Administrative</b>	<b>37,962</b>	<b>40,931</b>
<b>Carriage Run Expenses</b>		
7190 · Ground Contract - CR	79,200	79,200
<b>Total Carriage Run Expenses</b>	<b>79,200</b>	<b>79,200</b>
<b>Grounds</b>		
7110 · Grounds Contract	135,852	135,852
7120 · Property Improvements	20,000	35,000
7140 · Tree Trimming	10,000	8,500
7150 · Nature Trail Pest Control	850	1,000
7160 · Preserve Cleanout	8,500	5,000
7170 · Swale Maintenance	5,000	0
<b>Total Grounds</b>	<b>180,202</b>	<b>185,352</b>
<b>HOA Admin Support</b>		
7910 · Salary/Admin Support	28,000	0
<b>Total HOA Admin Support</b>	<b>28,000</b>	<b>0</b>
<b>Lakes &amp; Aerators</b>		
7210 · Lake Repair & Maint	1,000	2,600
7220 · Aeration Maint Contracts	1,625	1,625
7230 · Aeration Repair & Maint	1,500	1,000
7240 · Water Mgt Contract	27,936	28,144
7250 · Fountain Maint Contract	3,400	3,032
7260 · Fountain Repair & Maint	1,500	4,000
<b>Total Lakes &amp; Aerators</b>	<b>36,961</b>	<b>40,401</b>

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<b>Legal &amp; Professional</b>		
7821 · Financial Review	4,800	4,600
7822 · Legal Fees - General	5,000	10,000
7870 · Management Fees	28,800	28,800
<b>Total Legal &amp; Professional</b>	<b>38,600</b>	<b>43,400</b>
<b>Other Expenses</b>		
7990 · Capital Reserves	68,700	60,000
7991 · New Capital Purchases	15,000	30,000
<b>Total Other Expenses</b>	<b>83,700</b>	<b>90,000</b>
<b>Pools</b>		
7310 · Pool Contract	16,800	16,800
7320 · Pool Repair & Maint	7,000	5,000
7330 · Gas Pool Heating	30,000	25,000
7340 · Annual Fees	650	650
<b>Total Pools</b>	<b>54,450</b>	<b>47,450</b>
<b>Recreation Centers</b>		
7405 · Janitorial Services	3,500	15,000
7410 · Janitorial Supplies	1,200	2,000
7420 · Rec Center Repair & Maint	11,500	11,500
7440 · Exercise Equip Contract	1,800	1,605
7450 · Exercise Equip Repair	1,500	2,000
7460 · Pest Control - Pool Area	1,200	2,500
7470 · Handyman Services	18,000	18,000
7480 · Charleston Internet & Phone	3,000	3,400
7490 · Seven Oaks Internet/TV/Phone	2,400	2,400
<b>Total Recreation Centers</b>	<b>44,100</b>	<b>58,405</b>
<b>Utilities</b>		
7510 · Water/Sewer/Garbage	6,000	8,000
7520 · Electric	19,500	19,500
<b>Total Utilities</b>	<b>25,500</b>	<b>27,500</b>
<b>Security</b>		
7710 · Vandalism	500	0
7720 · Patrol Contract	2,000	0
7730 · Security Repair & Maint	1,500	1,500
<b>Total Security</b>	<b>4,000</b>	<b>1,500</b>
<b>TOTAL OPERATING + RESERVES</b>	<b>612,675</b>	<b>614,138</b>

2021 MONTHLY ASSESSMENT	HOA Fee	Carriage Run
HOA Fee (All 403 Homes)	\$ 110.00	\$ 110.00
Carriage Run (55 Homes)	-	\$ 120.00
<b>TOTAL</b>	<b>\$ 110.00</b>	<b>\$ 230.00</b>

University Place Neighborhood Association, Inc.  
 APPROVED BUDGET FOR THE PERIOD  
 January 1, 2021 - December 31, 2021  
 DESIGNATED RESERVES

PERCENT  
 FUNDING  
 100.00%

		1	2	3	4	5	6	7	8	9	10
		BEGINNING BALANCE 1/1/2020	ASSESSMENTS COLLECTED 2020	ESTIMATED EXPENDITURES 2020	ESTIMATED ALLOCATION 2020	ESTIMATED BALANCE 12/31/2020	2018 RESERVE STUDY BALANCE 12/31/2021*	ANNUAL RESERVE REQUIRED*	ESTIMATED EXPENDITURES 2,021	ANNUAL RESERVE FUNDED*	COST/ HOME/ MONTH
ACCT#	ASSET	<b>2021</b>								<b>2021</b>	
3510	Capital Reserves	436,577	68,700	103,860	64,600	466,017	483,990	17,973	42,027	60,000	12.41

\*Based on 2018 reserve study suggested balances