

**University Place Neighborhood Association, Inc.**  
**Approved Budget**  
**January 1 through December 31, 2022**

	<b>2021</b>	<b>2022</b>
	<b>Approved</b>	<b>Approved</b>
	<b>Budget</b>	<b>Budget</b>
<b>Income</b>		
4100 · Homeowners Maint Fees	471,939	418,786
4110 · Median Maintenance Income	3,000	3,000
4120 · Reserve Income	60,000	60,000
4130 · CR-Supp Lot Income	79,200	79,200
<b>Total Income</b>	<b>614,139</b>	<b>560,986</b>
<b>Expenses</b>		
<b>Administrative</b>		
7802 · Signage	1,000	500
7803 · Dog Station Supplies	3,000	1,000
7810 · Insurance	15,000	13,000
7825 · Website	600	600
7835 · Dues/Licenses/Fees	81	86
7845 · Income Tax	0	850
7875 · Social Committee	4,200	4,200
7880 · HOA Admin & Supply	9,050	2,000
7885 · Postage & Printing	8,000	5,000
<b>Total Administrative</b>	<b>40,931</b>	<b>27,236</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	136,000
7120 · Property Improvements	35,000	21,000
7140 · Tree Trimming	8,500	10,000
7150 · Nature Trail Pest Control	1,000	1,000
7160 · Preserve Cleanout	5,000	5,000
7170 · Swale Maintenance	0	0
<b>Total Grounds</b>	<b>185,352</b>	<b>173,000</b>
<b>Lakes &amp; Aerators</b>		
7210 · Lake Repair & Maint	2,600	1,000
7220 · Aeration Maint Contracts	1,625	1,000
7230 · Aeration Repair & Maint	1,000	1,000
7240 · Water Mgt Contract	28,144	29,000
7250 · Fountain Maint Contract	3,032	3,100
7260 · Fountain Repair & Maint	4,000	5,000
<b>Total Lakes &amp; Aerators</b>	<b>40,401</b>	<b>40,100</b>

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<b>Legal &amp; Professional</b>		
7821 · Financial Review	4,600	6,000
7822 · Legal Fees - General	10,000	10,000
7870 · Management Fees	28,800	28,800
<b>Total Legal &amp; Professional</b>	<b>43,400</b>	<b>44,800</b>
<b>Other Expenses</b>		
7990 · Capital Reserves	60,000	60,000
7991 · New Capital Purchases	30,000	10,000
<b>Total Other Expenses</b>	<b>90,000</b>	<b>70,000</b>
<b>Pools</b>		
7310 · Pool Contract	16,800	16,800
7320 · Pool Repair & Maint	5,000	5,000
7330 · Gas Pool Heating	25,000	23,500
7340 · Annual Fees	650	650
<b>Total Pools</b>	<b>47,450</b>	<b>45,950</b>
<b>Recreation Centers</b>		
7405 · Janitorial Services	15,000	13,500
7410 · Janitorial Supplies	2,000	2,000
7420 · Rec Center Repair & Maint	11,500	10,000
7440 · Exercise Equip Contract	1,605	2,000
7450 · Exercise Equip Repair	2,000	2,000
7460 · Pest Control - Pool Area	2,500	2,000
7470 · Handyman Services	18,000	15,500
7480 · Charleston Internet & Phone	3,400	3,000
7490 · Seven Oaks Internet/TV/Phone	2,400	3,200
<b>Total Recreation Centers</b>	<b>58,405</b>	<b>53,200</b>
<b>Utilities</b>		
7510 · Water/Sewer/Garbage	8,000	7,000
7520 · Electric	19,500	20,000
<b>Total Utilities</b>	<b>27,500</b>	<b>27,000</b>
<b>Security</b>		
7730 · Security Repair & Maint	1,500	500
<b>Total Security</b>	<b>1,500</b>	<b>500</b>
<b>TOTAL OPERATING + RESERVES</b>	<b>614,139</b>	<b>560,986</b>

2022 MONTHLY ASSESSMENT	HOA Fee	Carriage Run
HOA Fee (All 403 Homes)	\$ 99.00	\$ 99.00
Carriage Run (55 Homes)	\$ -	\$ 120.00
<b>TOTAL</b>	<b>\$ 99.00</b>	<b>\$ 219.00</b>

University Place Neighborhood Association, Inc.  
 APPROVED BUDGET FOR THE PERIOD  
 January 1, 2022 - December 31, 2022  
 DESIGNATED RESERVES

PERCENT  
 FUNDING  
 100.00%

		1	2	3	4	5	6	7	8	9	10
		BEGINNING BALANCE 1/1/2021	ASSESSMENTS COLLECTED 2021	ESTIMATED EXPENDITURES 2021	ESTIMATED ALLOCATION 2021	ESTIMATED BALANCE 12/31/2021	2022 RESERVE STUDY BALANCE 12/31/2022*	ANNUAL RESERVE REQUIRED*	ESTIMATED EXPENDITURES 2022*	ANNUAL RESERVE FUNDED*	COST/ HOME/ MONTH
ACCT#	ASSET	<b>2022</b>								<b>2022</b>	
3510	Capital Reserves	457,819	60,000	6,499	0	511,320	521,017	60,000	5,000	60,000	12.41

\*Based on 2022 reserve study suggested balances

Note 1: 2022 Reserve Study Balance is pulled from "Projected Ending Reserves" column for year 2022 on page 19 of the reserve study.

Note 2: Annual Reserve Required figure is pulled from "Annual Contribution" column for year 2022 on page 19 of the reserve study.

Note 3: Estimated Expenditures 2022 figure is pulled from "Annual Expenditures" column for year 2022 on page 19 of the reserve study.