

University Place Neighborhood Association, Inc.
Approved Budget
January 1, 2023 - December 31, 2023

	2022	2023
	Approved	Approved
	Budget	Budget
Income		
4100 · Homeowners Maint Fees	418,786	416,970
4110 · Median Maintenance Income	3,000	3,000
4120 · Reserve Income	60,000	61,800
4130 · CR-Supp Lot Income	79,200	88,440
4210 · Interest Income	0	0
4215 · Late Charges	0	0
4220 · Application Fees	0	0
4315 · Other Income	0	0
4520 · Vehicle Decals Income	0	0
Total Income	560,986	570,210
Expenses		
Administrative		
7802 · Signage	500	1,000
7803 · Dog Station Supplies	1,000	1,500
7810 · Insurance	13,000	17,425
7825 · Website	600	600
7835 · Dues/Licenses/Fees	86	86
7845 · Income Tax	850	0
7875 · Social Committee	4,200	5,500
7880 · HOA Admin & Supply	2,000	1,500
7885 · Postage & Printing	5,000	6,500
Total Administrative	27,236	34,111
Carriage Run Expenses		
7190 · Ground Contract - CR	79,200	88,440
Total Carriage Run Expenses	79,200	88,440
Grounds		
7110 · Grounds Contract	136,000	134,844
7120 · Property Improvements	21,000	22,000
7140 · Tree Trimming	10,000	12,000
7150 · Nature Trail Pest Contol	1,000	500
7160 · Preserve Cleanout	5,000	3,500
7170 · Swale Maintenance	0	0
Total Grounds	173,000	172,844
Lakes & Aerators		
7210 · Lake Repair & Maint	1,000	1,500
7220 · Aeration Maint Contracts	1,000	2,000
7230 · Aeration Repair & Maint	1,000	1,000
7240 · Water Mgt Contract	29,000	32,000
7250 · Fountain Maint Contract	3,100	3,200
7260 · Fountain Repair & Maint	5,000	2,000
Total Lakes & Aerators	40,100	41,700

Legal & Professional		
7821 · Financial Review	6,000	5,800
7822 · Legal Fees - General	10,000	10,000
7870 · Management Fees	28,800	30,240
Total Legal & Professional	44,800	46,040
Other Expenses		
7990 · Capital Reserves	60,000	61,800
7991 · New Capital Purchases	10,000	0
Total Other Expenses	70,000	61,800
Pools		
7310 · Pool Contract	16,800	16,800
7320 · Pool Repair & Maint	5,000	10,000
7330 · Gas Pool Heating	23,500	20,000
7340 · Annual Fees	650	625
Total Pools	45,950	47,425
Recreation Centers		
7405 · Janitorial Services	13,500	12,000
7410 · Janitorial Supplies	2,000	500
7420 · Rec Center Repair & Maint	10,000	5,000
7440 · Exercise Equip Contract	2,000	2,000
7450 · Exercise Equip Repair	2,000	1,900
7460 · Pest Control - Pool Area	2,000	2,000
7470 · Handyman Services	15,500	18,000
7480 · Charleston Internet & Phone	3,000	3,100
7490 · Seven Oaks Internet/TV/Phone	3,200	3,700
Total Recreation Centers	53,200	48,200
Utilities		
7510 · Water/Sewer/Garbage	7,000	5,150
7520 · Electric	20,000	23,000
Total Utilities	27,000	28,150
Security		
7730 · Security Repair & Maint	500	1,500
Total Security	500	1,500
TOTAL OPERATING + RESERVES	560,986	570,210

2023 MONTHLY ASSESSMENT	HOA Fee	Carriage Run
HOA Fee (All 403 Homes)	\$ 99.00	\$ 99.00
Carriage Run (55 Homes)	\$ -	\$ 134.00
TOTAL	\$ 99.00	\$ 233.00

University Place Neighborhood Association, Inc.
 APPROVED BUDGET FOR THE PERIOD
 January 1, 2023 - December 31, 2023
 DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10
		BEGINNING BALANCE 1/1/2022	ASSESSMENTS COLLECTED 2022	ESTIMATED EXPENDITURES 2022	ESTIMATED ALLOCATION 2022	ESTIMATED BALANCE 12/31/2022	2023 RESERVE STUDY BALANCE 12/31/2023*	ANNUAL RESERVE REQUIRED*	ESTIMATED EXPENDITURES 2023*	ANNUAL RESERVE FUNDED*	COST/ HOME/ MONTH
ACCT#	ASSET	2023								2023	
5700	Capital Reserves	413,329	60,000	136,141	0	337,188	338,764	61,800	244,052	61,800	12.78

*Based on 2022 reserve study suggested balances

Note 1: 2023 Reserve Study Balance is pulled from "Projected Ending Reserves" column for year 2023 on page 19 of the reserve study.

Note 2: Annual Reserve Required figure is pulled from "Annual Contribution" column for year 2023 on page 19 of the reserve study.

Note 3: Estimated Expenditures 2023 figure is pulled from "Annual Expenditures" column for year 2023 on page 19 of the reserve study.