

University Place Neighborhood Association, Inc.
Approved Budget
January 1, 2026 - December 31, 2026

	2025	2026
	Approved	Approved
	Budget	Budget
Income		
4100 · Homeowners Maint Fees	477,971	474,101
4110 · Median Maintenance Income	3,000	3,000
4120 · Reserve Income	63,654	67,531
4130 · CR-Supp Lot Income	30,220	0
Total Income	574,845	544,632
Expenses		
Grounds		
7110 · Grounds Contract	136,240	144,068
7120 · Property Improvements	15,000	12,000
7140 · Tree Trimming	28,760	30,000
7150 · Nature Trail Pest Control	1,000	1,000
7160 · Preserve Trimming	20,000	10,000
7190 · Ground Contract - CR	30,220	0
Total Grounds	231,220	197,068
Lakes & Aerators		
7210 · Lake Repair & Maint	2,000	1,200
7220 · Aeration Maint Contracts	2,000	0
7230 · Fountain & Aeration Repair & Maint	1,500	10,000
7240 · Water Mgt Contract	38,200	27,000
7250 · Fountain Maint Contract	3,410	0
7260 · Fountain Repair & Maint	2,000	0
Total Lakes & Aerators	49,110	38,200
Pools		
7310 · Pool Contract	23,400	26,460
7320 · Pool Repair & Maint	10,000	11,000
7330 · Gas Pool Heating	15,500	13,000
7340 · Annual Fees	625	625
Total Pools	49,525	51,085
Recreation Centers		
7405 · Janitorial Services	14,400	12,000
7410 · Janitorial Supplies	800	600
7420 · Rec Center Repair & Maint	5,000	5,000
7440 · Exercise Equip Contract	1,400	1,800
7450 · Exercise Equip Repair	800	1,000
7460 · Pest Control - Pool Area	1,700	1,200
7470 · Handyman Services	15,000	22,000
7480 · Charleston Internet & Phone	3,700	3,400
7490 · Seven Oaks Internet/TV/Phone	4,000	4,200
Total Recreation Centers	46,800	51,200

Utilities		
7510 · Water/Sewer/Garbage	9,500	8,400
7520 · Electric	31,800	34,400
Total Utilities	41,300	42,800
Security		
7730 · Security Repair & Maint	5,000	5,000
Total Security	5,000	5,000
Administrative		
7802 · Signage	500	500
7803 · Dog Station Supplies	1,750	2,500
7810 · Insurance	22,000	24,000
7821 · Financial Review	7,000	5,800
7822 · Legal Fees - General	8,000	8,000
7825 · Website	1,200	1,200
7835 · Dues/Licenses/Fees	186	148
7845 · Income Tax	1,240	2,000
7865 · Property Tax	0	3,000
7870 · Management Fees	33,360	34,800
7875 · Social Committee	5,500	3,500
7880 · HOA Admin & Supply	5,000	3,300
7885 · Postage & Printing	2,500	3,000
Total Administrative	88,236	91,748
Other Expenses		
7990 · Capital Reserves	63,654	67,531
Total Other Expenses	63,654	67,531
TOTAL OPERATING + RESERVES	574,845	544,632

MONTHLY ASSESSMENT	2025	2026
MAINTENANCE	\$ 98.84	\$ 98.04
RESERVES	\$ 13.16	\$ 13.96
TOTAL	\$ 112.00	\$ 112.00

Total Units 403
Times Paid Per Year 12

University Place Neighborhood Association, Inc.
 APPROVED BUDGET FOR THE PERIOD
 January 1, 2026 - December 31, 2026
 DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10
		BEGINNING BALANCE 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED INTEREST 2025	ESTIMATED BALANCE 12/31/2025	BALANCE PER RESERVE STUDY at 12/31/2026*	ANNUAL RESERVE REQUIRED*	ESTIMATED EXPENDITURES 2026*	ANNUAL RESERVE FUNDED	COST/ HOME/ MONTH
ACCT#	ASSET	2026						2026			
5700	Capital Reserves	307,711	63,654	0	7,627	378,992	529,994	67,531	5,519	67,531	13.96

*Based on 2022 reserve study suggested balances

- Note 1: Column 6 - Reserve Study Balance is pulled from "Projected Ending Reserves" column for year 2026 on page 19 of the reserve study.
 Note 2: Column 7 - Annual Reserve Required figure is pulled from "Annual Contribution" column for year 2026 on page 19 of the reserve study.
 Note 3: Column 8 - Estimated Expenditures figure is pulled from "Annual Expenditures" column for year 2026 on page 19 of the reserve study.
 Note 4: