

University Park Homeowners Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 12/31/2022				YTD 12/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	35,413	35,413	0	0%	425,000	425,000	0	0%	425,000	0	0%
Assessment Allocation											
Assessment Allocation	(16,337)	(8,872)	(7,464)	84%	(106,442)	(106,442)	0	0%	(106,442)	0	0%
TOTAL Assessment Allocation	(16,337)	(8,872)	(7,464)	84%	(106,442)	(106,442)	0	0%	(106,442)	0	0%
TOTAL Assessments	19,076	26,541	(7,464)	(28%)	318,558	318,558	0	0%	318,558	0	0%
Other Income											
Late Payment Charges	0	0	0	0%	225	0	225	100%	0	(225)	0%
Lien Filing	1,709	0	1,709	100%	11,246	0	11,246	100%	0	(11,246)	0%
Late Payment Charges Waived	0	0	0	0%	(125)	0	(125)	(100%)	0	125	100%
Services	0	0	0	0%	120	0	120	100%	0	(120)	0%
Returned Check Fees	0	0	0	0%	125	0	125	100%	0	(125)	0%
Fines	2,500	0	2,500	100%	31,100	0	31,100	100%	0	(31,100)	0%
Finance Fees	63	0	63	100%	3,197	0	3,197	100%	0	(3,197)	0%
Amenity Center Rental	100	0	100	100%	450	0	450	100%	0	(450)	0%
Pool Keys, Access Cards, Transmitters	240	0	240	100%	2,640	0	2,640	100%	0	(2,640)	0%
TOTAL Other Income	4,612	0	4,612	100%	48,978	0	48,978	100%	0	(48,978)	0%
TOTAL Revenues	23,688	26,541	(2,852)	(11%)	367,536	318,558	48,978	15%	318,558	(48,978)	(15%)
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	412	310	(102)	(33%)	4,402	3,698	(704)	(19%)	3,698	(704)	(19%)
TOTAL Electricity	412	310	(102)	(33%)	4,402	3,698	(704)	(19%)	3,698	(704)	(19%)
Gas											
Gas	89	68	(21)	(31%)	803	860	57	7%	860	57	7%
TOTAL Gas	89	68	(21)	(31%)	803	860	57	7%	860	57	7%
Landscape Maintenance											
Contract	3,973	2,583	(1,390)	(54%)	44,236	30,952	(13,284)	(43%)	30,952	(13,284)	(43%)
Landscape - General	283	413	130	31%	23,714	5,000	(18,714)	(374%)	5,000	(18,714)	(374%)
Seasonal Color / Flowers	0	206	206	100%	0	2,472	2,472	100%	2,472	2,472	100%
TOTAL Landscape Maintenance	4,257	3,202	(1,055)	(23%)	67,951	38,424	(29,527)	(77%)	38,424	(29,527)	(77%)

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TOTAL Landscape Maintenance	4,237	3,202	(1,035)	(25%)	17,331	20,424	(2,921)	(17%)	20,424	(2,921)	(17%)
Pool Operating Expenses											
Contract	666	350	(316)	(90%)	8,167	4,222	(3,945)	(93%)	4,222	(3,945)	(93%)
Pool Permits	0	37	37	100%	400	400	0	0%	400	0	0%
Pool Repairs	0	0	0	0%	6,084	0	(6,084)	(100%)	0	(6,084)	0%
Pool Supplies/Chemicals	0	587	587	100%	4,775	7,000	2,225	32%	7,000	2,225	32%
TOTAL Pool Operating Expenses	666	974	308	32%	19,425	11,622	(7,803)	(67%)	11,622	(7,803)	(67%)
Repairs & Maintenance											
Amenity Access Systems	1,056	812	(244)	(30%)	17,031	9,777	(7,254)	(74%)	9,777	(7,254)	(74%)
Amenity Access Systems	(75)	0	75	100%	0	0	0	0%	0	0	0%
Building Repair & Maintenance	0	707	707	100%	42,823	8,484	(34,339)	(405%)	8,484	(34,339)	(405%)
Contract - Repairs/Maintenance	3,350	1,402	(1,948)	(139%)	74,230	16,824	(57,406)	(341%)	16,824	(57,406)	(341%)
Electrical	0	125	125	100%	1,188	1,500	312	21%	1,500	312	21%
Entrance Gates/Guardhouse	0	150	150	100%	5,060	1,800	(3,260)	(181%)	1,800	(3,260)	(181%)
General	0	495	495	100%	70,329	5,929	(64,400)	(>999%)	5,929	(64,400)	(>999%)
Janitorial Contract	968	572	(396)	(69%)	8,959	6,820	(2,139)	(31%)	6,820	(2,139)	(31%)
Janitorial Supplies & Maint	1,071	62	(1,009)	(>999%)	10,578	700	(9,878)	(>999%)	700	(9,878)	(>999%)
Plumbing	0	70	70	100%	0	840	840	100%	840	840	100%
TOTAL Repairs & Maintenance	6,371	4,395	(1,976)	(45%)	230,198	52,674	(177,524)	(337%)	52,674	(177,524)	(337%)
Repairs/Maint - Irrigation											
Irrigation	0	272	272	100%	14,588	3,264	(11,324)	(347%)	3,264	(11,324)	(347%)
TOTAL Repairs/Maint - Irrigation	0	272	272	100%	14,588	3,264	(11,324)	(347%)	3,264	(11,324)	(347%)
Security and Patrols											
Security System	3,938	3,597	(341)	(9%)	48,708	43,120	(5,588)	(13%)	43,120	(5,588)	(13%)
TOTAL Security and Patrols	3,938	3,597	(341)	(9%)	48,708	43,120	(5,588)	(13%)	43,120	(5,588)	(13%)
Exterminating											
Exterminating	100	0	(100)	(100%)	398	0	(398)	(100%)	0	(398)	0%
TOTAL Exterminating	100	0	(100)	(100%)	398	0	(398)	(100%)	0	(398)	0%
Taxes - Real Property											
Real PropertyTax	0	0	0	0%	5	0	(5)	(100%)	0	(5)	0%
TOTAL Taxes - Real Property	0	0	0	0%	5	0	(5)	(100%)	0	(5)	0%
Telephone											
Telephone	675	430	(245)	(57%)	5,986	5,160	(826)	(16%)	5,160	(826)	(16%)
TOTAL Telephone	675	430	(245)	(57%)	5,986	5,160	(826)	(16%)	5,160	(826)	(16%)

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Water and Wastewater											
Water and Wastewater	2,171	1,000	(1,171)	(117%)	26,263	12,000	(14,263)	(119%)	12,000	(14,263)	(119%)
TOTAL Water and Wastewater	2,171	1,000	(1,171)	(117%)	26,263	12,000	(14,263)	(119%)	12,000	(14,263)	(119%)
TOTAL Direct Operating Expenses	18,678	14,248	(4,430)	(31%)	418,727	170,822	(247,905)	(145%)	170,822	(247,905)	(145%)
General and Administrative Expenses											
Professional Fees											
Audit	0	21	21	100%	240	230	(10)	(4%)	230	(10)	(4%)
Engineering	0	837	837	100%	0	10,000	10,000	100%	10,000	10,000	100%
Legal - General Counsel	803	837	34	4%	6,421	10,000	3,579	36%	10,000	3,579	36%
Professional Fees	(60)	0	60	100%	0	0	0	0%	0	0	0%
Professional Fees	18,644	1,042	(17,602)	(>999%)	63,161	12,438	(50,723)	(408%)	12,438	(50,723)	(408%)
TOTAL Professional Fees	19,388	2,737	(16,651)	(608%)	69,822	32,668	(37,154)	(114%)	32,668	(37,154)	(114%)
Bad Debts											
Bad Debts	0	1,148	1,148	100%	17,868	13,776	(4,092)	(30%)	13,776	(4,092)	(30%)
TOTAL Bad Debts	0	1,148	1,148	100%	17,868	13,776	(4,092)	(30%)	13,776	(4,092)	(30%)
Collection Expense											
Collection Expense	178	178	0	0%	2,139	2,136	(3)	0%	2,136	(3)	0%
TOTAL Collection Expense	178	178	0	0%	2,139	2,136	(3)	0%	2,136	(3)	0%
Homeowner Activities											
Homeowner Activities	0	153	153	100%	5,872	1,836	(4,036)	(220%)	1,836	(4,036)	(220%)
TOTAL Homeowner Activities	0	153	153	100%	5,872	1,836	(4,036)	(220%)	1,836	(4,036)	(220%)
Insurance											
General, Property & Liability	1,130	631	(499)	(79%)	13,067	7,572	(5,495)	(73%)	7,572	(5,495)	(73%)
TOTAL Insurance	1,130	631	(499)	(79%)	13,067	7,572	(5,495)	(73%)	7,572	(5,495)	(73%)
Management Fee											
Management Services Contract	1,504	1,504	0	0%	18,046	18,048	2	0%	18,048	2	0%
TOTAL Management Fee	1,504	1,504	0	0%	18,046	18,048	2	0%	18,048	2	0%
Administration											
Administration	267	267	0	0%	3,208	3,204	(4)	0%	3,204	(4)	0%
Miscellaneous Admin	3,972	1,413	(2,559)	(181%)	44,406	17,000	(27,406)	(161%)	17,000	(27,406)	(161%)
TOTAL Administration	4,239	1,680	(2,559)	(152%)	47,614	20,204	(27,410)	(136%)	20,204	(27,410)	(136%)
TOTAL General and Administrative Expenses	26,439	8,031	(18,408)	(229%)	174,428	96,240	(78,188)	(81%)	96,240	(78,188)	(81%)
TOTAL Operating Expenses	45,117	22,279	(22,838)	(103%)	593,155	267,062	(326,093)	(177%)	267,062	(326,093)	(177%)

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TOTAL Operating Expenses	77,117	64,277	(12,840)	(16.8%)	615,867	607,002	(8,865)	(1.4%)	607,002	(348,805)	(57.5%)
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Walls and Hillside and Other Repairs	0	0	0	0%	22,713	0	(22,713)	(100%)	0	(22,713)	0%
TOTAL Capital Expenditures	0	0	0	0%	22,713	0	(22,713)	(100%)	0	(22,713)	0%
TOTAL Capital Expenditures (Non-capitalized)	0	0	0	0%	22,713	0	(22,713)	(100%)	0	(22,713)	0%
TOTAL Expenses	45,117	22,279	(22,838)	(103%)	615,867	267,062	(348,805)	(131%)	267,062	(348,805)	(131%)
NET SURPLUS (DEFICIT)	(21,428)	4,262	(25,690)	(603%)	(248,332)	51,496	(299,827)	(582%)	51,496	299,827	582%