

University Park Homeowners Association, Inc.

Income and Expense Comparative Statement

From 01/01/2018 to 12/31/2018

	<u>December 2018</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
<u>Revenues</u>							
Monthly Dues	14,031	14,031	168,375	168,375		168,375	168,375
Interest Income	282		994	450	544	450	450
Misc Income			44		44		
Villas Assessment	625	625	7,500	7,500		7,500	7,500
Sonnet Springs Assessment	734	739	8,813	8,813		8,813	8,813
Resort at UP Assessment	2,604	2,606	31,250	31,250		31,250	31,250
Hidden Canyon Assessment	5,049	5,049	60,588	60,588		60,588	60,588
Sunrise Assisted Living Assmnt	1,404	1,408	16,849	16,841	8	16,841	16,841
Amneris (ReMax) Assessment	585	582	7,019	7,017	2	7,017	7,017
Dalon Commercial Lot	585	586	7,020	7,021	(1)	7,021	7,021
Holub (Shadow Mtn) Commercial Lot	1,159	1,154	13,906	13,903	3	13,903	13,903
Springs Canyon Assessment	625	625	7,500	7,500		7,500	7,500
Trash Removal Fee	5,376	4,368	53,672	52,416	1,256	52,416	51,072
Other Revenue							
Late fee-Nsf Charges	947		4,947		4,947		
Fines	(100)		33,700		33,700		
ACC Review			25		25		
TOTAL Other Revenue	847	0	38,672	0	38,672	0	0
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Total Revenues	33,906	31,773	422,202	381,674	40,528	381,674	380,330

Expenses

Operating Expenses

Accounting Fees			2,400	2,400		2,400	2,400
Administration Costs	611	1,214	23,688	14,513	(9,175)	14,513	13,525
Bad Debt			17,542		(17,542)		562
Community Events	2,814	2,700	7,743	8,500	757	8,500	8,000
Electric	484	513	4,999	6,200	1,201	6,200	5,985
General Mx and Repair	621		8,599	5,000	(3,599)	5,000	5,000
Insurance Property/Liability	17,290	1,603	28,108	19,148	(8,960)	19,148	9,982
Legal Expense	145		18,012	2,500	(15,512)	2,500	3,000
**Legal Reimb	(190)		(3,131)	(2,000)	1,131	(2,000)	(2,000)

	<u>December 2018</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Lawn Contract	831	800	34,011	33,212	(799)	33,212	31,932
Landscaping			11,763	17,000	5,237	17,000	15,900
Light (Electric) Maint/Repair	698	285	3,428	3,420	(8)	3,420	3,420
Management Fees	3,874	3,874	46,488	46,488		46,488	46,488
Security	618	949	9,991	11,388	1,397	11,388	11,388
Snow Removal	850	2,500	5,982	10,000	4,018	10,000	11,500
Sprinkler Repair	180		6,511	3,000	(3,511)	3,000	2,750
Trash - Master	4,320	4,368	54,277	52,416	(1,861)	52,416	51,072
Tree Maintenance			4,170	2,975	(1,195)	2,975	4,275
Water	557	550	60,355	49,350	(11,005)	49,350	52,000
TOTAL Operating Expenses	33,703	19,356	344,936	285,510	(59,426)	285,510	277,179
Hidden Canyon Expenses							
Hidden Canyon Trash	601	556	6,843	6,672	(171)	6,672	5,904
Hidden Canyon Sprinkler	1,496		5,611	5,100	(511)	5,100	5,100
Hidden Canyon Grounds-Lawn Maint	685	675	27,975	27,320	(655)	27,320	26,520
Hidden Canyon Management	765	765	9,180	9,180		9,180	9,180
Hidden Canyon Landscape							
HC-Arborist			2,618	3,247	629	3,247	3,247
HC-Sod/Soil/Pest	120		1,440	1,900	460	1,900	1,900
HC-Tree/Plant Replacement			3,102	5,670	2,568	5,670	5,400
HC- Sod Over Seeding			3,895	400	(3,495)	400	382
HC - Replacement Sod				1,100	1,100	1,100	1,100
TOTAL Hidden Canyon Landscape	120	0	11,055	12,317	1,262	12,317	12,029
TOTAL Hidden Canyon Expenses	3,667	1,996	60,664	60,589	(75)	60,589	58,733
Reserve Funding							
Reserve Allocation Consolidated		2,961		35,576	35,576	35,576	38,462
TOTAL Reserve Funding	0	2,961	0	35,576	35,576	35,576	38,462
Storm Water Fee	168		168		(168)		
Total Expenses	37,538	24,313	405,768	381,675	(24,093)	381,675	374,374
Net Income	(3,632)	7,460	16,434	(1)	16,435	(1)	5,956