

**University Park Patio Homes Homeowners'
Association**

**Balance Sheet
and
Statement of Income and Expenses**

For the period ending

July 31, 2026

University Park Patio Homes Homeowners' Association

Run Date: 08/04/2026
Run Time: 03:25 PM

BALANCE SHEET As of: 07/31/2026

Assets

Account #	Account Name	Total
Asset		
10200	Community Association Bank	\$235,649.45
11100	CIT CDAR 1033218342	\$17,041.91
11200	CIT CDAR 1033218687	\$17,041.91
11300	CIT CDAR 1033218733	\$17,041.91
11400	CIT CDAR 1033218741	\$17,041.91
15250	A/R Late Fees	\$45.71
21000	Prepaid Insurance	\$7,133.90
	ASSET TOTAL:	<u>\$310,996.70</u>
	TOTAL ASSETS:	<u><u>\$310,996.70</u></u>

Liabilities

Account #	Account Name	Total
Liability		
31000	Accounts payable	\$27.19
35000	Deferred Assessments	\$107,854.19
35100	Prepaid Assessments	\$4,485.71
	LIABILITY TOTAL:	<u>\$112,367.09</u>
	TOTAL LIABILITIES:	<u>\$112,367.09</u>

Equity

Account #	Account Name	Total
Reserves		
51000	General Reserves	\$140,771.60
	RESERVES TOTAL:	<u>\$140,771.60</u>
Equity		
53000	Prior Year Earnings	\$52,830.18
	EQUITY TOTAL:	<u>\$52,830.18</u>
	Current Year Net Income/(Loss)	\$5,027.83
	TOTAL EQUITY:	<u>\$198,629.61</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$310,996.70</u></u>

University Park Patio Homes Homeowners'
Association

Run Date: 08/04/2026
Run Time: 03:38

INCOME STATEMENT

Start: 07/01/2026 | End: 07/31/2026

Income

Account	Current			Year to Date			Year
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
61000 Residential Assessments	21,570.83	21,570.83	0.00	150,995.81	150,995.81	0.00	258,850.00
71000 Late Fees & Interest	6.10	29.17	(23.07)	904.30	204.19	700.11	350.00
74000 Interest Income	195.17	10.42	184.75	1,399.92	72.94	1,326.98	125.00
78000 Neighborhood Grant Reimbursement	2,947.50	250.00	2,697.50	2,947.50	1,750.00	1,197.50	3,000.00
Income Total	24,719.60	21,860.42	2,859.18	156,247.53	153,022.94	3,224.59	262,325.00
Total Income	24,719.60	21,860.42	2,859.18	156,247.53	153,022.94	3,224.59	262,325.00

Expense

Account	Current			Year to Date			Year
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
80100 Electricity	137.12	116.67	(20.45)	862.23	816.69	(45.54)	1,400.00
80300 Water Service	93.17	166.67	73.50	605.99	1,166.69	560.70	2,000.00
81600 Landscape Contract	16,400.86	16,400.83	(0.03)	114,806.02	114,805.81	(0.21)	196,810.00
81700 Management Contract	857.50	857.50	0.00	6,002.50	6,002.50	0.00	10,290.00
82100 General Repairs & Maintenance	0.00	733.33	733.33	0.00	5,133.31	5,133.31	8,800.00
82200 Grant Projects	0.00	500.00	500.00	5,895.00	3,500.00	(2,395.00)	6,000.00
82300 Ant Treatment in Park	0.00	105.00	105.00	1,250.29	735.00	(515.29)	1,260.00
82600 Irrigation Repair & Maintenance	0.00	133.33	133.33	97.43	933.31	835.88	1,600.00
82700 Tree Maintenance	0.00	833.33	833.33	5,000.00	5,833.31	833.31	10,000.00
84200 Administration	87.19	150.00	62.81	766.59	1,050.00	283.41	1,800.00
84300 Audit & Tax Services	3,700.00	120.83	(3,579.17)	4,150.00	845.81	(3,304.19)	1,450.00
84450 Flag subscription	0.00	18.33	18.33	210.00	128.31	(81.69)	220.00
84500 Web Site Maintenance	0.00	18.33	18.33	0.00	128.31	128.31	220.00
84550 Community Events	0.00	12.50	12.50	15.00	87.50	72.50	150.00
84600 Insurance	793.25	958.33	165.08	5,536.76	6,708.31	1,171.55	11,500.00
84700 Legal Fees	0.00	41.67	41.67	454.20	291.69	(162.51)	500.00
84800 Property/Real Estate Taxes	0.00	2.08	2.08	0.00	14.56	14.56	25.00
84900 Federal Income Taxes	0.00	0.00	0.00	726.00	0.00	(726.00)	0.00
90100 Reserve Contributions	691.67	691.67	0.00	4,841.69	4,841.69	0.00	8,300.00
Expense Total	22,760.76	21,860.40	(900.36)	151,219.70	153,022.80	1,803.10	262,325.00
Total Expense	22,760.76	21,860.40	(900.36)	151,219.70	153,022.80	1,803.10	262,325.00
Net Income	1,958.84	0.02	1,958.82	5,027.83	0.14	5,027.69	0.00

**University Park Patio Homes Homeowners'
Association**

Run Date: 08/04/2026
Run Time: 03:41 PM

RESERVE STATEMENT

Start: 07/01/2026 | End: 07/31/2026

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
51000 General Reserves	\$140,079.93	\$691.67	\$0.00	\$140,771.60
	\$140,079.93	\$691.67	\$0.00	\$140,771.60