

**Assets**

## CASH - OPERATING

10-1000-00	South State - Operating 5847	\$17,635.42	
10-1010-00	First Bank - Operating 8824	2,736.10	

## Total CASH - OPERATING:

\$20,371.52

## CASH - RESERVE

12-1200-00	South State - Reserve 5850	105,940.48	
12-1210-00	First Bank - Reserve 8832	1,500.66	

## Total CASH - RESERVE:

\$107,441.14

## ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	1,845.00	
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## Total ACCOUNTS RECEIVABLE:

\$1,845.00
**Total Assets:**
**\$129,657.66**
**Liabilities & Equity**

## CURRENT LIABILITIES

20-2000-00	Accounts Payable	2,983.00	
20-2100-00	Prepaid Assessments	6,014.50	

## Total CURRENT LIABILITIES:

\$8,997.50

## RESERVE FUNDS

25-2500-00	Reserves - General	117,422.91	
25-2590-00	Reserves - Interest	18.23	
25-2600-00	Reserves - Expenses	(10,000.00)	

## Total RESERVE FUNDS:

\$107,441.14

## EQUITY

30-3500-00	Retained Earnings	12,028.07	
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## Total EQUITY:

\$12,028.07

	Net Income Gain / Loss	1,190.95	
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\$1,190.95
**Total Liabilities & Equity:**
**\$129,657.66**

**Income Statement - Operating**  
**University Village Homeowners Association**  
 12/1/2021 - 12/31/2021

Current Period			Year-to-date				Annual Budget	
Actual	Budget	Variance		Actual	Budget	Variance		
<b>OPERATING INCOME</b>								
<b>INCOME</b>								
\$12,600.00	\$12,600.00	\$-	4000	Assessment Income	\$149,100.00	\$151,200.00	(\$2,100.00)	\$151,200.00
-	-	-	4020	Late Fees	45.00	-	45.00	-
-	-	-	4030	Fines Income	2,150.00	-	2,150.00	-
-	29.13	(29.13)	4075	Pet Registration Income	115.00	350.00	(235.00)	350.00
-	-	-	4085	Comcast Income	3,121.84	-	3,121.84	-
12,600.00	12,629.13	(29.13)	<b>Total INCOME</b>		154,531.84	151,550.00	2,981.84	151,550.00
12,600.00	12,629.13	(29.13)	<b>TOTAL OPERATING INCOME</b>		154,531.84	151,550.00	2,981.84	151,550.00
<b>OPERATING EXPENSE</b>								
<b>ADMINISTRATIVE EXPENSES</b>								
1,520.00	1,520.00	-	5000	Management Contract	16,920.00	18,240.00	1,320.00	18,240.00
-	-	-	5030	Audit/Accounting Fees	2,000.00	1,500.00	(500.00)	1,500.00
1,183.00	41.63	(1,141.37)	5040	Legal - General	9,555.00	500.00	(9,055.00)	500.00
(120.00)	-	120.00	5045	Legal - Collections	(120.00)	-	120.00	-
-	-	-	5049	Legal - Reimbursable	(55.00)	-	55.00	-
385.80	247.88	(137.92)	5095	Administration	2,898.71	2,975.00	76.29	2,975.00
2,968.80	1,809.51	(1,159.29)	<b>Total ADMINISTRATIVE EXPENSES</b>		31,198.71	23,215.00	(7,983.71)	23,215.00
<b>INSURANCE</b>								
-	250.00	250.00	5100	Insurance Package	2,914.25	3,000.00	85.75	3,000.00
-	31.25	31.25	5160	Insurance - Workers Comp	(42.00)	375.00	417.00	375.00
-	281.25	281.25	<b>Total INSURANCE</b>		2,872.25	3,375.00	502.75	3,375.00
<b>LANDSCAPING</b>								
1,680.00	1,550.00	(130.00)	5600	Lawn Contract	21,640.00	18,600.00	(3,040.00)	18,600.00
1,303.00	333.37	(969.63)	5610	Landscape Other	5,033.00	4,000.00	(1,033.00)	4,000.00
-	166.63	166.63	5630	Tree Maintenance	4,435.00	2,000.00	(2,435.00)	2,000.00
-	100.00	100.00	5650	Irrigation Repairs & Maint	2,825.00	1,200.00	(1,625.00)	1,200.00
2,983.00	2,150.00	(833.00)	<b>Total LANDSCAPING</b>		33,933.00	25,800.00	(8,133.00)	25,800.00
<b>UTILITIES</b>								
63.80	55.00	(8.80)	6010	Electricity - Street Light	855.25	660.00	(195.25)	660.00
179.92	1,541.63	1,361.71	6030	Water/Sewer	19,371.55	18,500.00	(871.55)	18,500.00
250.29	-	(250.29)	6035	Storm Water	1,687.06	-	(1,687.06)	-
1,399.95	1,416.63	16.68	6065	Trash	17,280.12	17,000.00	(280.12)	17,000.00
1,893.96	3,013.26	1,119.30	<b>Total UTILITIES</b>		39,193.98	36,160.00	(3,033.98)	36,160.00
<b>REPAIRS &amp; MAINTENANCE</b>								
-	83.37	83.37	6500	General Repairs & Maint	331.50	1,000.00	668.50	1,000.00
-	20.87	20.87	6525	Fence Repairs & Maint	315.00	250.00	(65.00)	250.00
-	37.50	37.50	6535	Signage/Sign Repairs	109.09	450.00	340.91	450.00
-	250.00	250.00	6545	Dog Waste Clean Up	1,519.00	3,000.00	1,481.00	3,000.00
-	83.37	83.37	6560	Road Maintenance	700.00	1,000.00	300.00	1,000.00
-	583.37	583.37	6590	Snow Removal	9,635.00	7,000.00	(2,635.00)	7,000.00
-	1,058.48	1,058.48	<b>Total REPAIRS &amp; MAINTENANCE</b>		12,609.59	12,700.00	90.41	12,700.00
<b>RESERVE CONTRIBUTIONS</b>								
-	4,191.63	4,191.63	6900	Reserve Contribution	33,533.36	50,300.00	16,766.64	50,300.00
-	4,191.63	4,191.63	<b>Total RESERVE CONTRIBUTIONS</b>		33,533.36	50,300.00	16,766.64	50,300.00

**Income Statement - Operating**

University Village Homeowners Association

12/1/2021 - 12/31/2021

Date: 3/1/2022

Time: 2:27 pm

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Current Period				Year-to-date			Annual Budget
Actual	Budget	Variance		Actual	Budget	Variance	
\$7,845.76	\$12,504.13	\$4,658.37	<b>TOTAL OPERATING EXPENSE</b>	\$153,340.89	\$151,550.00	(\$1,790.89)	\$ 151,550.00
\$4,754.24	\$125.00	\$4,629.24	<b>Net Operating Income</b>	\$1,190.95	\$-	\$1,190.95	\$ 0.00
\$4,754.24	\$125.00	\$4,629.24	<b>COMBINED NET INCOME</b>	\$1,190.95	\$-	\$1,190.95	\$-