

Assets

CASH - OPERATING

10-1000-00	South State - Operating 5847	\$29,391.72	
10-1010-00	First Bank - Operating 8824	2,736.10	

Total CASH - OPERATING:

\$32,127.82

CASH - RESERVE

12-1200-00	South State - Reserve 5850	105,944.98	
12-1210-00	First Bank - Reserve 8832	1,500.67	

Total CASH - RESERVE:

\$107,445.65

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	2,095.00	
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Total ACCOUNTS RECEIVABLE:

\$2,095.00
Total Assets:
\$141,668.47
Liabilities & Equity

CURRENT LIABILITIES

20-2100-00	Prepaid Assessments	17,054.50	
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Total CURRENT LIABILITIES:

\$17,054.50

RESERVE FUNDS

25-2500-00	Reserves - General	117,422.91	
25-2590-00	Reserves - Interest	22.74	
25-2600-00	Reserves - Expenses	(10,000.00)	

Total RESERVE FUNDS:

\$107,445.65

EQUITY

30-3500-00	Retained Earnings	12,319.02	
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Total EQUITY:

\$12,319.02

	Net Income Gain / Loss	4,849.30	
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\$4,849.30
Total Liabilities & Equity:
\$141,668.47

Income Statement - Operating

University Village Homeowners Association

1/1/2022 - 1/31/2022

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Current Period			Year-to-date			Annual Budget		
Actual	Budget	Variance	Actual	Budget	Variance			
OPERATING INCOME								
INCOME								
\$12,600.00	\$12,600.00	\$-	4000	Assessment Income	\$12,600.00	\$12,600.00 \$-	\$151,200.00	
-	4.17	(4.17)	4020	Late Fees	-	4.17 (4.17)	50.00	
-	25.00	(25.00)	4075	Pet Registration Income	-	25.00 (25.00)	300.00	
<u>12,600.00</u>	<u>12,629.17</u>	<u>(29.17)</u>	Total INCOME		<u>12,600.00</u>	<u>12,629.17</u>	<u>(29.17)</u>	<u>151,550.00</u>
<u>12,600.00</u>	<u>12,629.17</u>	<u>(29.17)</u>	TOTAL OPERATING INCOME		<u>12,600.00</u>	<u>12,629.17</u>	<u>(29.17)</u>	<u>151,550.00</u>
OPERATING EXPENSE								
ADMINISTRATIVE EXPENSES								
1,750.00	1,750.00	-	5000	Management Contract	1,750.00	1,750.00 -	21,000.00	
-	-	-	5030	Audit/Accounting Fees	-	- -	400.00	
-	208.33	208.33	5040	Legal - General	-	208.33 208.33	2,500.00	
(120.00)	-	120.00	5045	Legal - Collections	(120.00)	- 120.00	-	
393.90	216.67	(177.23)	5095	Administration	393.90	216.67 (177.23)	2,600.00	
<u>2,023.90</u>	<u>2,175.00</u>	<u>151.10</u>	Total ADMINISTRATIVE EXPENSES		<u>2,023.90</u>	<u>2,175.00</u>	<u>151.10</u>	<u>26,500.00</u>
INSURANCE								
-	322.92	322.92	5100	Insurance Package	-	322.92 322.92	3,875.00	
<u>-</u>	<u>322.92</u>	<u>322.92</u>	Total INSURANCE		<u>0.00</u>	<u>322.92</u>	<u>322.92</u>	<u>3,875.00</u>
LANDSCAPING								
1,680.00	1,680.00	-	5600	Lawn Contract	1,680.00	1,680.00 -	20,160.00	
1,677.00	216.67	(1,460.33)	5610	Landscape Other	1,677.00	216.67 (1,460.33)	2,600.00	
-	125.00	125.00	5630	Tree Maintenance	-	125.00 125.00	1,500.00	
-	100.00	100.00	5650	Irrigation Repairs & Maint	-	100.00 100.00	1,200.00	
<u>3,357.00</u>	<u>2,121.67</u>	<u>(1,235.33)</u>	Total LANDSCAPING		<u>3,357.00</u>	<u>2,121.67</u>	<u>(1,235.33)</u>	<u>25,460.00</u>
UTILITIES								
71.26	-	(71.26)	6010	Electricity - Street Light	71.26	- (71.26)	-	
174.30	1,375.00	1,200.70	6030	Water/Sewer	174.30	1,375.00 1,200.70	16,500.00	
250.29	-	(250.29)	6035	Storm Water	250.29	- (250.29)	-	
1,399.95	1,400.00	0.05	6065	Trash	1,399.95	1,400.00 0.05	16,800.00	
<u>1,895.80</u>	<u>2,775.00</u>	<u>879.20</u>	Total UTILITIES		<u>1,895.80</u>	<u>2,775.00</u>	<u>879.20</u>	<u>33,300.00</u>
REPAIRS & MAINTENANCE								
-	66.67	66.67	6500	General Repairs & Maint	-	66.67 66.67	800.00	
175.00	20.83	(154.17)	6525	Fence Repairs & Maint	175.00	20.83 (154.17)	250.00	
-	20.83	20.83	6535	Signage/Sign Repairs	-	20.83 20.83	250.00	
299.00	229.17	(69.83)	6545	Dog Waste Clean Up	299.00	229.17 (69.83)	2,750.00	
-	66.67	66.67	6560	Road Maintenance	-	66.67 66.67	800.00	
-	81.25	81.25	6563	Street Light Maintenance	-	81.25 81.25	975.00	
-	650.00	650.00	6590	Snow Removal	-	650.00 650.00	7,800.00	
<u>474.00</u>	<u>1,135.42</u>	<u>661.42</u>	Total REPAIRS & MAINTENANCE		<u>474.00</u>	<u>1,135.42</u>	<u>661.42</u>	<u>13,625.00</u>
RESERVE CONTRIBUTIONS								
-	4,065.83	4,065.83	6900	Reserve Contribution	-	4,065.83 4,065.83	48,790.00	
<u>-</u>	<u>4,065.83</u>	<u>4,065.83</u>	Total RESERVE CONTRIBUTIONS		<u>0.00</u>	<u>4,065.83</u>	<u>4,065.83</u>	<u>48,790.00</u>
<u>7,750.70</u>	<u>12,595.84</u>	<u>4,845.14</u>	TOTAL OPERATING EXPENSE		<u>7,750.70</u>	<u>12,595.84</u>	<u>4,845.14</u>	<u>151,550.00</u>
<u>4,849.30</u>	<u>33.33</u>	<u>4,815.97</u>	Net Operating Income		<u>4,849.30</u>	<u>33.33</u>	<u>4,815.97</u>	<u>0.00</u>

Income Statement - Operating

University Village Homeowners Association

1/1/2022 - 1/31/2022

Date: 3/1/2022

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Current Period				Year-to-date			Annual Budget
Actual	Budget	Variance		Actual	Budget	Variance	
\$4,849.30	\$33.33	\$4,815.97	COMBINED NET INCOME	\$4,849.30	\$33.33	\$4,815.97	\$-