



301 Bendix Rd, Suite 300  
Virginia Beach VA 23452-1385

Adopted Budget for 2024  
Assessment Amount for 2024 \$330.90

United Property Associates  
301 Bendix Rd, Suite 300  
Virginia Beach VA 23452-1385

Account Number	Account Name	2021 Final Totals Actual	2022 Final Totals Actual	2023 Annual Budget	2023 Jan-Jun Budget	2023 Jan-Jun Actual	2024 Annual Budget	2024 Monthly Budget
<b>Income</b>								
41100	Income-Association Fees	248,782.26	286,207.16	279,867	279,867	202,169.90	299,465	24,955.42
41400	Legal Administrative Income	1,020.00	1,260.00	1,500	750	701.92	1,500	125.00
42000	Income-Advanced Assoc Fees	0.00	1,023.42	0	0	3,758.72	0	0.00
42420	Pool Pass Income	0.00	0.00	1,000	400	396.98	500	41.67
42440	ACC Violation Income	8,835.78	7,294.57	26,000	13,002	5,519.37	11,486	957.17
42450	Resale Package Income	6,043.57	9,873.19	9,500	4,752	2,259.86	5,200	433.33
42500	Other Miscellaneous Income	75.00	(37.04)	320	162	0.00	0	0.00
42530	Interest-Delinquent Fees	4,708.57	3,898.00	6,500	3,252	2,620.34	5,232	436.00
42550	Reserve Interest Income	2,468.56	1,509.52	1,500	750	1,236.04	1,500	125.00
42580	Certified Mail Fee Income	2,216.65	3,370.50	9,000	4,500	1,710.77	3,012	251.00
42600	Operating Interest Income	0.00	79.39	0	0	0.00	0	0.00
42630	Late Fee Income	6,649.11	7,338.44	12,000	6,000	6,228.01	11,028	919.00
42640	NSF Fee Income	96.28	68.11	90	48	70.91	90	7.50
42660	Court Costs Collections Income	16,669.21	12,803.31	32,000	16,002	9,149.30	18,552	1,546.00
42700	Certified Legal Cost	0.00	15.64	0	0	46.92	0	0.00
	<b>Total Income</b>	<b>297,564.99</b>	<b>334,704.21</b>	<b>379,277</b>	<b>329,485</b>	<b>235,869.04</b>	<b>357,565</b>	<b>29,797.08</b>
<b>Expenses</b>								
51150	Postage Machine Rental	1,084.85	1,438.85	4,000	1,998	699.12	1,400	116.67
51400	Audit/Tax Preparation Expense	7,550.00	7,131.00	6,500	0	0.00	7,500	625.00
51500	Social Committee Expense	386.74	1,101.81	600	300	0.00	1,000	83.33
51700	Legal Expense-Corporate	0.00	824.25	1,500	750	1,366.12	1,500	125.00
51800	Bank Service Charges	355.64	342.95	450	228	242.40	450	37.50
51950	Legal Expense - Collections (Thomas)	4,287.17	13,177.72	17,000	8,502	9,670.88	19,176	1,598.00
51960	Legal Expense - Collections (Vonda)	2,386.31	6,588.28	1,000	498	781.00	1,000	83.33
51970	Education/Training/Registration	0.00	0.00	500	252	0.00	500	41.67
52100	Exterminating Expense - Termite	310.00	243.50	350	174	155.00	320	26.67
52160	Office Employee(s)	58,264.34	69,905.81	80,858	40,428	34,419.18	79,088	6,590.67
52200	Property Insurance	8,600.00	8,483.00	9,000	9,000	7,946.00	10,238	853.17
52210	Corporate Fees	155.00	155.00	1,150	1,150	(25.00)	150	12.50
52400	Management Fee Expense	47,566.80	49,427.60	50,508	25,254	25,249.50	52,020	4,335.00
52600	Misc Expense-General & Administrati	491.37	968.00	1,000	498	505.91	1,000	83.33
52620	Computer Equipment	502.91	238.29	250	126	135.14	300	25.00
52700	Office Expense-Printing	8,411.30	11,141.36	8,000	4,002	6,760.63	8,000	666.67
52710	Newsletter Production Expense	250.00	0.00	500	250	340.00	0	0.00
52750	Coupon Books	2,374.40	4,745.80	2,715	1,356	0.00	3,394	282.83
52820	Website Expenses	468.73	6,041.88	1,300	648	0.00	600	50.00
52900	Postage Expense	7,682.67	12,001.93	15,000	7,500	7,700.91	16,763	1,396.92
53000	Professional Fees	0.00	1,450.00	1,950	450	1,450.00	0	0.00
53010	Communications/Security	1,874.88	1,159.74	0	0	0.00	0	0.00
53040	Resale Package Reimbursement	274.69	646.98	900	450	381.46	900	75.00
53050	Security Service	12,000.00	14,955.00	15,600	7,800	5,406.00	15,600	1,300.00
53060	Security Service - Office	0.00	161.90	216	108	534.43	500	41.67
	<b>Total General &amp; Administrative</b>	<b>165,277.80</b>	<b>212,330.65</b>	<b>220,847</b>	<b>111,722</b>	<b>103,718.68</b>	<b>221,399</b>	<b>18,449.92</b>
53400	Utilities-Comm. (Phone & Internet)	1,804.39	2,081.46	3,480	1,740	1,425.46	1,680	140.00
53700	Utilities-Water Expense	2,959.33	1,538.25	2,000	1,002	1,099.72	2,400	200.00
53750	Utilities-Sewer Expense	2,659.03	1,392.38	750	378	1,541.69	2,000	166.67
53760	Utilities-Storm Water Fees	2,753.16	2,812.55	2,750	1,374	1,372.81	3,486	290.50
53800	Utilities-Electric Expense	4,988.06	7,704.50	7,000	3,498	2,155.61	7,000	583.33
	<b>Total Utilities</b>	<b>15,163.97</b>	<b>15,529.14</b>	<b>15,980</b>	<b>7,992</b>	<b>7,595.29</b>	<b>16,566</b>	<b>1,380.50</b>
54190	Maint.-Waste Disposal Expense	0.00	0.00	120	60	0.00	0	0.00
54200	Maint.-Cleaning Service Expense	0.00	375.00	1,380	690	750.00	1,500	125.00
54300	Maint.-Lawn Contract Expense	26,014.04	27,528.26	28,000	13,998	13,420.02	35,000	2,916.67
54310	Maint.-Grounds Improvements/Rprs	0.00	800.00	200	102	2,225.00	2,400	200.00



301 Bendix Rd, Suite 300  
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0995 Campus East Community Assn Inc 0995  
2024 Budget  
01/01/2024

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Account Number	Account Name	2021 Final Totals Actual	2022 Final Totals Actual	2023 Annual Budget	2023 Jan-Jun Budget	2023 Jan-Jun Actual	2024 Annual Budget	2024 Monthly Budget
54340	Maint.-Sign Expense	0.00	0.00	200	102	0.00	0	0.00
54420	Maint.-Equipment Agreements	79.10	0.00	0	0	0.00	0	0.00
54460	Maint.-Playground Repairs	52.96	0.00	500	252	0.00	0	0.00
54550	Maint.-Building/Fence/Grounds Expen	5,297.71	2,375.65	1,200	600	5,368.32	2,400	200.00
54660	Maint.-Pool Repairs/Supplies Expens	4,160.50	1,855.80	1,500	750	712.04	2,500	208.33
54670	Maint.-Pool Contract Expense	21,338.00	18,695.63	41,000	20,502	25,000.00	49,500	4,125.00
	<b>Total Maintenance</b>	<b>56,942.31</b>	<b>51,630.34</b>	<b>74,100</b>	<b>37,056</b>	<b>47,475.38</b>	<b>93,300</b>	<b>7,775.00</b>
55150	Replacement Reserves	0.00	32.00	0	0	0.00	0	0.00
55160	Replacement Reserve Earned Interest	1,800.57	1,024.38	1,000	498	723.54	1,000	83.33
55490	Replacement Reserves	50,248.00	61,300.00	65,800	32,898	32,898.00	24,800	2,066.67
	<b>Total Replacement Reserves</b>	<b>52,048.57</b>	<b>62,356.38</b>	<b>66,800</b>	<b>33,396</b>	<b>33,621.54</b>	<b>25,800</b>	<b>2,150.00</b>
56550	Operating Reserve Earned Interest	0.63	0.64	0	0	392.59	0	0.00
56551	Reserve Earned Interest	217.16	0.00	0	0	0.00	0	0.00
56605	Capital Projects Res- Earned Intere	450.20	484.50	500	252	119.91	500	41.67
	<b>Total Operating Reserves</b>	<b>667.99</b>	<b>485.14</b>	<b>500</b>	<b>252</b>	<b>512.50</b>	<b>500</b>	<b>41.67</b>
	<b>Total Expenses/Reserves</b>	<b>290,100.64</b>	<b>342,331.65</b>	<b>378,227</b>	<b>190,418</b>	<b>192,923.39</b>	<b>357,565</b>	<b>29,797.08</b>
	<b>Net Income (Loss)</b>	<b>7,464.35</b>	<b>(7,627.44)</b>	<b>1,050</b>	<b>139,067</b>	<b>42,945.65</b>	<b>0</b>	<b>0.00</b>
57020	RR Loan Repayment	0.00	17,000.00	0	0	0.00	0	0.00
	<b>Total Loans/Subsidies</b>	<b>0.00</b>	<b>17,000.00</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>
	<b>Net Cash Flow</b>	<b>7,464.35</b>	<b>(24,627.44)</b>	<b>1,050</b>	<b>139,067</b>	<b>42,945.65</b>	<b>0</b>	<b>0.00</b>



0995 Campus East Community Assn Inc 0995  
 Budget by Month  
 01/01/2024

301 Bendix Rd, Suite 300  
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United Property Associates  
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Account Number	Account Name	January	February	March	April	May	June	July	August	September	October	November	December	Annual Total
<b>Income</b>														
41100	Income-Association Fees	\$ 0	\$ 299,465	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 299,465
41400	Legal Administrative Income	125	125	125	125	125	125	125	125	125	125	125	125	1,500
42420	Pool Pass Income	0	0	0	0	0	200	200	100	0	0	0	0	500
42440	ACC Violation Income	957	957	957	957	957	957	957	957	957	957	957	959	11,486
42450	Resale Package Income	0	0	0	2,000	0	0	1,600	0	0	0	0	1,600	5,200
42530	Interest-Delinquent Fees	436	436	436	436	436	436	436	436	436	436	436	436	5,232
42550	Reserve Interest Income	125	125	125	125	125	125	125	125	125	125	125	125	1,500
42580	Certified Mail Fee Income	251	251	251	251	251	251	251	251	251	251	251	251	3,012
42630	Late Fee Income	919	919	919	919	919	919	919	919	919	919	919	919	11,028
42640	NSF Fee Income	8	8	8	8	8	8	8	8	8	8	8	8	90
42660	Court Costs Collections Income	1,546	1,546	1,546	1,546	1,546	1,546	1,546	1,546	1,546	1,546	1,546	1,546	18,552
	<b>Total Income</b>	<b>\$ 4,367</b>	<b>\$ 303,832</b>	<b>\$ 4,367</b>	<b>\$ 6,367</b>	<b>\$ 4,367</b>	<b>\$ 4,567</b>	<b>\$ 6,167</b>	<b>\$ 4,467</b>	<b>\$ 4,367</b>	<b>\$ 4,367</b>	<b>\$ 4,367</b>	<b>\$ 5,963</b>	<b>\$ 357,565</b>
<b>Expenses</b>														
51150	Postage Machine Rental	\$ 350	\$ 0	\$ 0	\$ 0	\$ 350	\$ 0	\$ 0	\$ 350	\$ 0	\$ 0	\$ 350	\$ 0	\$ 1,400
51400	Audit/Tax Preparation Expense	0	0	0	0	0	0	0	7,500	0	0	0	0	7,500
51500	Social Committee Expense	0	0	0	0	500	500	0	0	0	0	0	0	1,000
51700	Legal Expense-Corporate	500	500	500	0	0	0	0	0	0	0	0	0	1,500
51800	Bank Service Charges	38	38	38	38	38	38	38	38	38	38	38	32	450
51950	Legal Expense - Collections (Thomas)	1,598	1,598	1,598	1,598	1,598	1,598	1,598	1,598	1,598	1,598	1,598	1,598	19,176
51960	Legal Expense - Collections (Vonda)	83	83	83	83	83	83	83	83	83	83	83	87	1,000
51970	Education/Training/Registration	42	42	42	42	42	42	42	42	42	42	42	38	500
52100	Exterminating Expense - Termite	80	0	0	80	0	0	80	0	0	80	0	0	320
52160	Office Employee(s)	6,591	6,591	6,591	6,591	6,591	6,591	6,591	6,591	6,591	6,591	6,591	6,587	79,088
52200	Property Insurance	0	0	0	0	9,142	0	1,096	0	0	0	0	0	10,238
52210	Corporate Fees	0	0	150	0	0	0	0	0	0	0	0	0	150
52400	Management Fee Expense	4,335	4,335	4,335	4,335	4,335	4,335	4,335	4,335	4,335	4,335	4,335	4,335	52,020
52600	Misc Expense-General & Administrati	83	83	83	83	83	83	83	83	83	83	83	87	1,000
52620	Computer Equipment	25	25	25	25	25	25	25	25	25	25	25	25	300
52700	Office Expense-Printing	667	667	667	667	667	667	667	667	667	667	667	663	8,000
52750	Coupon Books	0	0	0	0	0	0	0	0	0	0	0	3,394	3,394
52820	Website Expenses	50	50	50	50	50	50	50	50	50	50	50	50	600
52900	Postage Expense	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,396	16,763
53040	Resale Package Reimbursement	75	75	75	75	75	75	75	75	75	75	75	75	900
53050	Security Service	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	15,600
53060	Security Service - Office	0	0	0	0	0	500	0	0	0	0	0	0	500
	<b>Total General &amp; Administrative</b>	<b>\$ 17,214</b>	<b>\$ 16,784</b>	<b>\$ 16,934</b>	<b>\$ 16,364</b>	<b>\$ 26,276</b>	<b>\$ 17,284</b>	<b>\$ 17,460</b>	<b>\$ 24,134</b>	<b>\$ 16,284</b>	<b>\$ 16,364</b>	<b>\$ 16,634</b>	<b>\$ 19,667</b>	<b>\$ 221,399</b>
53400	Utilities-Comm. (Phone & Internet)	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	\$ 140	1,680
53700	Utilities-Water Expense	200	200	200	200	200	200	200	200	200	200	200	200	2,400
53750	Utilities-Sewer Expense	167	167	167	167	167	167	167	167	167	167	167	163	2,000
53760	Utilities-Storm Water Fees	291	291	291	291	291	291	291	291	291	291	291	285	3,486
53800	Utilities-Electric Expense	583	583	583	583	583	583	583	583	583	583	583	587	7,000
	<b>Total Utilities</b>	<b>\$ 1,381</b>	<b>\$ 1,381</b>	<b>\$ 1,381</b>	<b>\$ 1,381</b>	<b>\$ 1,381</b>	<b>\$ 1,381</b>	<b>\$ 1,381</b>	<b>\$ 1,381</b>	<b>\$ 1,381</b>	<b>\$ 1,381</b>	<b>\$ 1,381</b>	<b>\$ 1,375</b>	<b>\$ 16,566</b>
54200	Maint.-Cleaning Service Expense	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	1,500
54300	Maint.-Lawn Contract Expense	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,913	35,000
54310	Maint.-Grounds Improvements/Rprs	200	200	200	200	200	200	200	200	200	200	200	200	2,400
54550	Maint.-Building/Fence/Grounds Expens	200	200	200	200	200	200	200	200	200	200	200	200	2,400
54660	Maint.-Pool Repairs/Supplies Expens	208	208	208	208	208	208	208	208	208	208	208	212	2,500
54670	Maint.-Pool Contract Expense	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	0	0	0	49,500
	<b>Total Maintenance</b>	<b>\$ 9,150</b>	<b>\$ 9,150</b>	<b>\$ 9,150</b>	<b>\$ 9,150</b>	<b>\$ 9,150</b>	<b>\$ 9,150</b>	<b>\$ 9,150</b>	<b>\$ 9,150</b>	<b>\$ 9,150</b>	<b>\$ 3,650</b>	<b>\$ 3,650</b>	<b>\$ 3,650</b>	<b>\$ 93,300</b>
55160	Replacement Reserve Earned Interest	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 87	1,000
55490	Replacement Reserves	2,067	2,067	2,067	2,067	2,067	2,067	2,067	2,067	2,067	2,067	2,067	2,063	24,800
	<b>Total Replacement Reserves</b>	<b>\$ 2,150</b>	<b>\$ 2,150</b>	<b>\$ 2,150</b>	<b>\$ 2,150</b>	<b>\$ 2,150</b>	<b>\$ 2,150</b>	<b>\$ 2,150</b>	<b>\$ 2,150</b>	<b>\$ 2,150</b>	<b>\$ 2,150</b>	<b>\$ 2,150</b>	<b>\$ 2,150</b>	<b>\$ 25,800</b>
56605	Capital Projects Res- Earned Intere	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 38	500
	<b>Total Operating Reserves</b>	<b>\$ 42</b>	<b>\$ 42</b>	<b>\$ 42</b>	<b>\$ 42</b>	<b>\$ 42</b>	<b>\$ 42</b>	<b>\$ 42</b>	<b>\$ 42</b>	<b>\$ 42</b>	<b>\$ 42</b>	<b>\$ 42</b>	<b>\$ 38</b>	<b>\$ 500</b>
	<b>Total Expenses/Reserves</b>	<b>\$ 29,937</b>	<b>\$ 29,507</b>	<b>\$ 29,657</b>	<b>\$ 29,087</b>	<b>\$ 38,999</b>	<b>\$ 30,007</b>	<b>\$ 30,183</b>	<b>\$ 36,857</b>	<b>\$ 29,007</b>	<b>\$ 23,587</b>	<b>\$ 23,857</b>	<b>\$ 26,880</b>	<b>\$ 357,565</b>
	<b>Net Income (Loss)</b>	<b>\$ (25,570)</b>	<b>\$ 274,325</b>	<b>\$ (25,290)</b>	<b>\$ (22,720)</b>	<b>\$ (34,632)</b>	<b>\$ (25,440)</b>	<b>\$ (24,016)</b>	<b>\$ (32,390)</b>	<b>\$ (24,640)</b>	<b>\$ (19,220)</b>	<b>\$ (19,490)</b>	<b>\$ (20,917)</b>	<b>\$ 0</b>
	<b>Net Cash Flow</b>	<b>\$ (25,570)</b>	<b>\$ 274,325</b>	<b>\$ (25,290)</b>	<b>\$ (22,720)</b>	<b>\$ (34,632)</b>	<b>\$ (25,440)</b>	<b>\$ (24,016)</b>	<b>\$ (32,390)</b>	<b>\$ (24,640)</b>	<b>\$ (19,220)</b>	<b>\$ (19,490)</b>	<b>\$ (20,917)</b>	<b>\$ 0</b>