

UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC
FINANCIAL REPORTS
January 31, 2019

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Prepared By: Sunstate Association Management Group, Inc.

02/28/19

University Place Neighborhood Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2019

	Jan 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Centennial OP 4627	71,260.66
1012 · Centennial CD 9056 2% 7/6/20	20,000.00
1013 · Centennial Op ICS 627	135,518.51
1014 · CB CR CD 1114 .35% 12/12/20	7,034.61
1019 · Due to/From Operating	(4,000.00)
Total Operating Accounts	229,813.78
Reserve Accounts	
1020 · Centennial MM 1904	35,029.73
1021 · Centennial RES ICS 904	377,118.41
1022 · Centennial CD 9604 2% 8/20/20	10,589.30
1023 · Centennial CD 9055 2% 7/6/20	87,636.19
1029 · Due to/From Reserves	4,000.00
Total Reserve Accounts	514,373.63
Total Checking/Savings	744,187.41
Accounts Receivable	18,946.76
Other Current Assets	
1200 · Undeposited Funds	3,270.25
Total Other Current Assets	3,270.25
Total Current Assets	766,404.42
Other Assets	
1610 · Prepaid Insurance	8,382.31
1620 · Allowance for Doubtful Accounts	(49,232.10)
Total Other Assets	(40,849.79)
TOTAL ASSETS	725,554.63
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	30,845.91
Other Current Liabilities	
3050 · Deferred Revenue	2,886.00
Total Other Current Liabilities	2,886.00
Total Current Liabilities	33,731.91
Long Term Liabilities	
Reserve Fund	514,373.63
Total Long Term Liabilities	514,373.63
Total Liabilities	548,105.54
Equity	
3150 · Prior Period Adjustment	(4,026.13)
3200 · Retained Earnings	181,284.83
Net Income	190.39
Total Equity	177,449.09
TOTAL LIABILITIES & EQUITY	725,554.63

University Place Neighborhood Association, Inc.
Revenue & Expense Budget vs Actual

02/28/19

	Jan 19	Budget	\$ Over Budget	Jan 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4100 · Homeowners Maint Fees	40,330.00	40,254.50	75.50	40,330.00	40,254.50	75.50	483,054.00
4110 · Median Maintenance Income	0.00	250.00	-250.00	0.00	250.00	-250.00	3,000.00
4120 · Reserve Income	4,000.00	4,000.00	0.00	4,000.00	4,000.00	0.00	48,000.00
4130 · CR-Supp Lot Income	6,600.00	6,600.00	0.00	6,600.00	6,600.00	0.00	79,200.00
4210 · Interest Income	175.27	0.00	175.27	175.27	0.00	175.27	0.00
4510 · Gate Remote Income	25.00	0.00	25.00	25.00	0.00	25.00	0.00
4520 · Vehicle Decals Income	50.00	0.00	50.00	50.00	0.00	50.00	0.00
4630 · Pool Rental Income	100.00	0.00	100.00	100.00	0.00	100.00	0.00
Total Income	51,280.27	51,104.50	175.77	51,280.27	51,104.50	175.77	613,254.00
Expense							
Administrative							
7803 · Fido Station Bags	0.00	166.63	-166.63	0.00	166.63	-166.63	2,000.00
7810 · Insurance	1,156.55	1,156.50	0.05	1,156.55	1,156.50	0.05	13,878.00
7825 · Website	600.00	50.00	550.00	600.00	50.00	550.00	600.00
7835 · Dues/Licenses/Fees	0.00	5.13	-5.13	0.00	5.13	-5.13	62.00
7875 · Social Committee	487.40	350.00	137.40	487.40	350.00	137.40	4,200.00
7880 · HOA Admin & Supply	1,971.15	375.00	1,596.15	1,971.15	375.00	1,596.15	4,500.00
7885 · Postage & Printing	0.00	500.00	-500.00	0.00	500.00	-500.00	6,000.00
Total Administrative	4,215.10	2,603.26	1,611.84	4,215.10	2,603.26	1,611.84	31,240.00
Carriage Run Expenses							
7190 · Ground Contract - CR	6,600.00	6,600.00	0.00	6,600.00	6,600.00	0.00	79,200.00
Total Carriage Run Expenses	6,600.00	6,600.00	0.00	6,600.00	6,600.00	0.00	79,200.00
Fountain Maintenance							
7610 · Maintenance Contract	0.00	283.37	-283.37	0.00	283.37	-283.37	3,400.00
7620 · Repair & Maintenance	0.00	125.00	-125.00	0.00	125.00	-125.00	1,500.00
Total Fountain Maintenance	0.00	408.37	-408.37	0.00	408.37	-408.37	4,900.00
Grounds							
7110 · Grounds Contract	14,000.00	14,420.00	-420.00	14,000.00	14,420.00	-420.00	173,040.00
7120 · Property Improvements	950.80	1,525.00	-574.20	950.80	1,525.00	-574.20	18,300.00
7130 · Handyman	1,766.84	1,000.00	766.84	1,766.84	1,000.00	766.84	12,000.00
7140 · Tree Trimming	0.00	416.63	-416.63	0.00	416.63	-416.63	5,000.00
7150 · Trail Pest Control	0.00	70.87	-70.87	0.00	70.87	-70.87	850.00
7160 · Preserve Cleanout	0.00	708.37	-708.37	0.00	708.37	-708.37	8,500.00
7170 · Swale Maintenance	0.00	83.37	-83.37	0.00	83.37	-83.37	1,000.00
Total Grounds	16,717.64	18,224.24	-1,506.60	16,717.64	18,224.24	-1,506.60	218,690.00

**University Place Neighborhood Association, Inc.
Revenue & Expense Budget vs Actual**

02/28/19

	Jan 19	Budget	\$ Over Budget	Jan 19	YTD Budget	\$ Over Budget	Annual Budget
HOA Manager							
7910 · Salary	7,254.17	5,083.37	2,170.80	7,254.17	5,083.37	2,170.80	61,000.00
7920 · Payroll Processing Fee	390.30	250.00	140.30	390.30	250.00	140.30	3,000.00
7930 · Internet & Phone Mgr Office	306.80	166.63	140.17	306.80	166.63	140.17	2,000.00
7960 · Benefits	609.34	1,168.37	-559.03	609.34	1,168.37	-559.03	14,020.00
Total HOA Manager	8,560.61	6,668.37	1,892.24	8,560.61	6,668.37	1,892.24	80,020.00
Lakes & Wetlands							
7210 · Lake Maintenance	0.00	83.37	-83.37	0.00	83.37	-83.37	1,000.00
7220 · Bubblers Maint Contracts	0.00	135.38	-135.38	0.00	135.38	-135.38	1,625.00
7230 · Bubblers Maint & Repair	0.00	125.00	-125.00	0.00	125.00	-125.00	1,500.00
7240 · Water Mgt Contract	2,277.00	2,277.00	0.00	2,277.00	2,277.00	0.00	27,324.00
Total Lakes & Wetlands	2,277.00	2,620.75	-343.75	2,277.00	2,620.75	-343.75	31,449.00
Legal & Professional							
7820 · Professional Fees	0.00	25.87	-25.87	0.00	25.87	-25.87	310.00
7821 · Financial Review	0.00	408.37	-408.37	0.00	408.37	-408.37	4,900.00
7822 · Legal Fees - General	0.00	375.00	-375.00	0.00	375.00	-375.00	4,500.00
7870 · Management Fees	2,100.00	1,801.50	298.50	2,100.00	1,801.50	298.50	21,618.00
Total Legal & Professional	2,100.00	2,610.74	-510.74	2,100.00	2,610.74	-510.74	31,328.00
Other Expenses							
7990 · Capital Reserves	4,000.00	4,000.00	0.00	4,000.00	4,000.00	0.00	48,000.00
7991 · New Capital Purchases	0.00	333.37	-333.37	0.00	333.37	-333.37	4,000.00
Total Other Expenses	4,000.00	4,333.37	-333.37	4,000.00	4,333.37	-333.37	52,000.00
Pools							
7310 · Pool Contract	1,150.00	1,150.00	0.00	1,150.00	1,150.00	0.00	13,800.00
7320 · Repairs & Maintenance	168.80	500.00	-331.20	168.80	500.00	-331.20	6,000.00
7330 · Gas Pool Heating	2,426.07	1,500.00	926.07	2,426.07	1,500.00	926.07	18,000.00
7340 · Annual Fees	0.00	54.13	-54.13	0.00	54.13	-54.13	650.00
7350 · Fitness Center Cleaning	307.50	291.63	15.87	307.50	291.63	15.87	3,500.00
Total Pools	4,052.37	3,495.76	556.61	4,052.37	3,495.76	556.61	41,950.00
Recreation Center							
7410 · Janitorial Supplies	66.23	100.00	-33.77	66.23	100.00	-33.77	1,200.00
7415 · Water, Sewer & Garbage-Rec Cent	345.76	387.50	-41.74	345.76	387.50	-41.74	4,650.00
7420 · Maintenance & Repair	591.99	666.63	-74.64	591.99	666.63	-74.64	8,000.00
7430 · Playground Equipment	0.00	16.63	-16.63	0.00	16.63	-16.63	200.00
7440 · Exercise Equip Contract	0.00	143.12	-143.12	0.00	143.12	-143.12	1,717.00
7450 · Exercise Equip Repair	0.00	125.00	-125.00	0.00	125.00	-125.00	1,500.00
7460 · Pest Control - Pool Area	0.00	100.87	-100.87	0.00	100.87	-100.87	1,210.00
Total Recreation Center	1,003.98	1,539.75	-535.77	1,003.98	1,539.75	-535.77	18,477.00

**University Place Neighborhood Association, Inc.
Revenue & Expense Budget vs Actual**

02/28/19

	<u>Jan 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Utilities							
7520 · Electric	654.60	1,500.00	-845.40	654.60	1,500.00	-845.40	18,000.00
7530 · TV Cable Seven Oaks	170.28	166.63	3.65	170.28	166.63	3.65	2,000.00
Total Utilities	824.88	1,666.63	-841.75	824.88	1,666.63	-841.75	20,000.00
Vandalism/Security							
7710 · Vandalism	0.00	41.63	-41.63	0.00	41.63	-41.63	500.00
7720 · Patrol Contract	0.00	166.63	-166.63	0.00	166.63	-166.63	2,000.00
7730 · Security Maint & Repair	738.30	125.00	613.30	738.30	125.00	613.30	1,500.00
Total Vandalism/Security	738.30	333.26	405.04	738.30	333.26	405.04	4,000.00
Total Expense	51,089.88	51,104.50	-14.62	51,089.88	51,104.50	-14.62	613,254.00
Net Ordinary Income	190.39	0.00	190.39	190.39	0.00	190.39	0.00
Net Income	190.39	0.00	190.39	190.39	0.00	190.39	0.00

UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC

Reserve Balances

January 31, 2019

	Balance 1/1/19	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5700 Capital Reserves	\$ 413,261.76	4,000.00				417,261.76
5720 Working Capital	41,495.92					41,495.92
5740 Unallocated Interest	55,106.13				509.82	55,615.95
Total Reserves	\$ 509,863.81	4,000.00	-	-	509.82	514,373.63

Expense Details

Allocation Details
