

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**FINANCIAL REPORTS**  
**February 28, 2019**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE  
COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

**Prepared By: Sunstate Association Management Group, Inc.**

**University Place Neighborhood Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of February 28, 2019

	Feb 28, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Centennial OP 4627	22,390.70
1012 · Centennial CD 9056 2% 7/6/20	20,201.14
1013 · Centennial Op ICS 627	168,620.48
1014 · CB CR CD 1114 .35% 12/12/20	7,034.61
<b>Total Operating Accounts</b>	<b>218,246.93</b>
Reserve Accounts	
1020 · Centennial MM 1904	35,026.85
1021 · Centennial RES ICS 904	335,564.16
1022 · Centennial CD 9604 2% 8/20/20	10,696.33
1023 · Centennial CD 9055 2% 7/6/20	88,541.33
1025 · Northern Trust Reserve Acct	50,000.00
<b>Total Reserve Accounts</b>	<b>519,828.67</b>
<b>Total Checking/Savings</b>	<b>738,075.60</b>
Accounts Receivable	
1100 · Accounts Receivable	25,538.01
<b>Total Accounts Receivable</b>	<b>25,538.01</b>
Other Current Assets	
1200 · Undeposited Funds	230.00
<b>Total Other Current Assets</b>	<b>230.00</b>
<b>Total Current Assets</b>	<b>763,843.61</b>
Other Assets	
1610 · Prepaid Insurance	7,225.76
1620 · Allowance for Doubtful Accounts	(49,232.10)
<b>Total Other Assets</b>	<b>(42,006.34)</b>
<b>TOTAL ASSETS</b>	<b>721,837.27</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	14,628.62
<b>Total Accounts Payable</b>	<b>14,628.62</b>
Other Current Liabilities	
3050 · Deferred Revenue (CR)	2,886.00
<b>Total Other Current Liabilities</b>	<b>2,886.00</b>
<b>Total Current Liabilities</b>	<b>17,514.62</b>
Long Term Liabilities	
Reserve Fund	519,828.67
<b>Total Long Term Liabilities</b>	<b>519,828.67</b>
<b>Total Liabilities</b>	<b>537,343.29</b>
Equity	
3150 · Prior Period Adjustment	(4,007.56)
3200 · Retained Earnings	181,284.83
Net Income	7,216.71
<b>Total Equity</b>	<b>184,493.98</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>721,837.27</b>

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

03/15/19

	Feb 19	Budget	\$ Over Budget	Jan - Feb 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4100 · Homeowners Maint Fees	40,330.00	40,254.50	75.50	80,660.00	80,509.00	151.00	483,054.00
4110 · Median Maintenance Income	0.00	250.00	-250.00	0.00	500.00	-500.00	3,000.00
4120 · Reserve Income	4,000.00	4,000.00	0.00	8,000.00	8,000.00	0.00	48,000.00
4130 · CR-Supp Lot Income	6,600.00	6,600.00	0.00	13,200.00	13,200.00	0.00	79,200.00
4210 · Interest Income	287.00	0.00	287.00	462.27	0.00	462.27	0.00
4510 · Gate Remote Income	25.00	0.00	25.00	50.00	0.00	50.00	0.00
4520 · Vehicle Decals Income	75.00	0.00	75.00	125.00	0.00	125.00	0.00
4630 · Pool Rental Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
<b>Total Income</b>	<b>51,317.00</b>	<b>51,104.50</b>	<b>212.50</b>	<b>102,597.27</b>	<b>102,209.00</b>	<b>388.27</b>	<b>613,254.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7803 · Fido Station Bags	0.00	166.67	-166.67	0.00	333.30	-333.30	2,000.00
7810 · Insurance	1,156.55	1,156.50	0.05	2,313.10	2,313.00	0.10	13,878.00
7825 · Website	0.00	50.00	-50.00	600.00	100.00	500.00	600.00
7835 · Dues/Licenses/Fees	61.25	5.17	56.08	61.25	10.30	50.95	62.00
7875 · Social Committee	167.66	350.00	-182.34	655.06	700.00	-44.94	4,200.00
7880 · HOA Admin & Supply	107.84	375.00	-267.16	2,078.99	750.00	1,328.99	4,500.00
7885 · Postage & Printing	1,224.44	500.00	724.44	1,224.44	1,000.00	224.44	6,000.00
<b>Total Administrative</b>	<b>2,717.74</b>	<b>2,603.34</b>	<b>114.40</b>	<b>6,932.84</b>	<b>5,206.60</b>	<b>1,726.24</b>	<b>31,240.00</b>
<b>Carriage Run Expenses</b>							
7190 · Ground Contract - CR	6,600.00	6,600.00	0.00	13,200.00	13,200.00	0.00	79,200.00
<b>Total Carriage Run Expenses</b>	<b>6,600.00</b>	<b>6,600.00</b>	<b>0.00</b>	<b>13,200.00</b>	<b>13,200.00</b>	<b>0.00</b>	<b>79,200.00</b>
<b>Fountain Maintenance</b>							
7610 · Maintenance Contract	0.00	283.33	-283.33	0.00	566.70	-566.70	3,400.00
7620 · Repair & Maintenance	0.00	125.00	-125.00	0.00	250.00	-250.00	1,500.00
<b>Total Fountain Maintenance</b>	<b>0.00</b>	<b>408.33</b>	<b>-408.33</b>	<b>0.00</b>	<b>816.70</b>	<b>-816.70</b>	<b>4,900.00</b>
<b>Grounds</b>							
7110 · Grounds Contract	14,000.00	14,420.00	-420.00	28,000.00	28,840.00	-840.00	173,040.00
7120 · Property Improvements	0.00	1,525.00	-1,525.00	950.80	3,050.00	-2,099.20	18,300.00
7130 · Handyman	1,040.00	1,000.00	40.00	2,806.84	2,000.00	806.84	12,000.00
7140 · Tree Trimming	0.00	416.67	-416.67	0.00	833.30	-833.30	5,000.00
7150 · Trail Pest Control	190.00	70.83	119.17	190.00	141.70	48.30	850.00
7160 · Preserve Cleanout	0.00	708.33	-708.33	0.00	1,416.70	-1,416.70	8,500.00
7170 · Swale Maintenance	0.00	83.33	-83.33	0.00	166.70	-166.70	1,000.00
<b>Total Grounds</b>	<b>15,230.00</b>	<b>18,224.16</b>	<b>-2,994.16</b>	<b>31,947.64</b>	<b>36,448.40</b>	<b>-4,500.76</b>	<b>218,690.00</b>

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

03/15/19

	Feb 19	Budget	\$ Over Budget	Jan - Feb 19	YTD Budget	\$ Over Budget	Annual Budget
<b>HOA Manager</b>							
7910 · Salary	5,706.14	5,083.33	622.81	12,960.31	10,166.70	2,793.61	61,000.00
7920 · Payroll Processing Fee	296.85	250.00	46.85	687.15	500.00	187.15	3,000.00
7930 · Internet & Phone Mgr Office	153.40	166.67	-13.27	306.80	333.30	-26.50	2,000.00
7960 · Benefits	609.34	1,168.33	-558.99	1,218.68	2,336.70	-1,118.02	14,020.00
<b>Total HOA Manager</b>	<b>6,765.73</b>	<b>6,668.33</b>	<b>97.40</b>	<b>15,172.94</b>	<b>13,336.70</b>	<b>1,836.24</b>	<b>80,020.00</b>
<b>Lakes &amp; Wetlands</b>							
7210 · Lake Maintenance	0.00	83.33	-83.33	0.00	166.70	-166.70	1,000.00
7220 · Bubbler Maint Contracts	480.43	135.42	345.01	480.43	270.80	209.63	1,625.00
7230 · Bubbler Maint & Repair	0.00	125.00	-125.00	0.00	250.00	-250.00	1,500.00
7240 · Water Mgt Contract	2,277.00	2,277.00	0.00	4,554.00	4,554.00	0.00	27,324.00
<b>Total Lakes &amp; Wetlands</b>	<b>2,757.43</b>	<b>2,620.75</b>	<b>136.68</b>	<b>5,034.43</b>	<b>5,241.50</b>	<b>-207.07</b>	<b>31,449.00</b>
<b>Legal &amp; Professional</b>							
7820 · Professional Fees	0.00	25.83	-25.83	0.00	51.70	-51.70	310.00
7821 · Financial Review	0.00	408.33	-408.33	0.00	816.70	-816.70	4,900.00
7822 · Legal Fees - General	216.50	375.00	-158.50	216.50	750.00	-533.50	4,500.00
7870 · Management Fees	1,600.00	1,801.50	-201.50	3,700.00	3,603.00	97.00	21,618.00
<b>Total Legal &amp; Professional</b>	<b>1,816.50</b>	<b>2,610.66</b>	<b>-794.16</b>	<b>3,916.50</b>	<b>5,221.40</b>	<b>-1,304.90</b>	<b>31,328.00</b>
<b>Other Expenses</b>							
7990 · Capital Reserves	4,000.00	4,000.00	0.00	8,000.00	8,000.00	0.00	48,000.00
7991 · New Capital Purchases	0.00	333.33	-333.33	0.00	666.70	-666.70	4,000.00
<b>Total Other Expenses</b>	<b>4,000.00</b>	<b>4,333.33</b>	<b>-333.33</b>	<b>8,000.00</b>	<b>8,666.70</b>	<b>-666.70</b>	<b>52,000.00</b>
<b>Pools</b>							
7310 · Pool Contract	1,150.00	1,150.00	0.00	2,300.00	2,300.00	0.00	13,800.00
7320 · Repairs & Maintenance	695.82	500.00	195.82	864.62	1,000.00	-135.38	6,000.00
7330 · Gas Pool Heating	1,124.39	1,500.00	-375.61	3,550.46	3,000.00	550.46	18,000.00
7340 · Annual Fees	0.00	54.17	-54.17	0.00	108.30	-108.30	650.00
7350 · Fitness Center Cleaning	124.00	291.67	-167.67	431.50	583.30	-151.80	3,500.00
<b>Total Pools</b>	<b>3,094.21</b>	<b>3,495.84</b>	<b>-401.63</b>	<b>7,146.58</b>	<b>6,991.60</b>	<b>154.98</b>	<b>41,950.00</b>
<b>Recreation Center</b>							
7410 · Janitorial Supplies	0.00	100.00	-100.00	66.23	200.00	-133.77	1,200.00
7415 · Water, Sewer & Garbage-Rec Cent	456.94	387.50	69.44	802.70	775.00	27.70	4,650.00
7420 · Maintenance & Repair	117.65	666.67	-549.02	709.64	1,333.30	-623.66	8,000.00
7430 · Playground Equipment	0.00	16.67	-16.67	0.00	33.30	-33.30	200.00
7440 · Exercise Equip Contract	0.00	143.08	-143.08	0.00	286.20	-286.20	1,717.00
7450 · Exercise Equip Repair	0.00	125.00	-125.00	0.00	250.00	-250.00	1,500.00
7460 · Pest Control - Pool Area	0.00	100.83	-100.83	0.00	201.70	-201.70	1,210.00
<b>Total Recreation Center</b>	<b>574.59</b>	<b>1,539.75</b>	<b>-965.16</b>	<b>1,578.57</b>	<b>3,079.50</b>	<b>-1,500.93</b>	<b>18,477.00</b>

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

03/15/19

	Feb 19	Budget	\$ Over Budget	Jan - Feb 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Utilities</b>							
7520 · Electric	1,461.58	1,500.00	-38.42	2,116.18	3,000.00	-883.82	18,000.00
7530 · TV Cable Seven Oaks	164.60	166.67	-2.07	334.88	333.30	1.58	2,000.00
<b>Total Utilities</b>	<b>1,626.18</b>	<b>1,666.67</b>	<b>-40.49</b>	<b>2,451.06</b>	<b>3,333.30</b>	<b>-882.24</b>	<b>20,000.00</b>
<b>Vandalism/Security</b>							
7710 · Vandalism	0.00	41.67	-41.67	0.00	83.30	-83.30	500.00
7720 · Patrol Contract	0.00	166.67	-166.67	0.00	333.30	-333.30	2,000.00
7730 · Security Maint & Repair	-738.30	125.00	-863.30	0.00	250.00	-250.00	1,500.00
<b>Total Vandalism/Security</b>	<b>-738.30</b>	<b>333.34</b>	<b>-1,071.64</b>	<b>0.00</b>	<b>666.60</b>	<b>-666.60</b>	<b>4,000.00</b>
<b>Total Expense</b>	<b>44,444.08</b>	<b>51,104.50</b>	<b>-6,660.42</b>	<b>95,380.56</b>	<b>102,209.00</b>	<b>-6,828.44</b>	<b>613,254.00</b>
<b>Net Ordinary Income</b>	<b>6,872.92</b>	<b>0.00</b>	<b>6,872.92</b>	<b>7,216.71</b>	<b>0.00</b>	<b>7,216.71</b>	<b>0.00</b>
<b>Net Income</b>	<b>6,872.92</b>	<b>0.00</b>	<b>6,872.92</b>	<b>7,216.71</b>	<b>0.00</b>	<b>7,216.71</b>	<b>0.00</b>

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**

**Reserve Balances**

February 28, 2019

	<b>Balance 1/1/19</b>	<b>YTD Contribution</b>	<b>YTD Allocation</b>	<b>YTD Expense</b>	<b>YTD Interest</b>	<b>Current Balance</b>
5700 Capital Reserves	\$ 413,261.76	8,000.00				421,261.76
5720 Working Capital	41,495.92	-				41,495.92
5740 Unallocated Interest	55,106.13	-	516.62		1,448.24	57,070.99
<b>Total Reserves</b>	<b>\$ 509,863.81</b>	<b>8,000.00</b>	<b>516.62</b>	<b>-</b>	<b>1,448.24</b>	<b>519,828.67</b>

Expense Details

Allocation Details

2/19 - Acct 5740 - \$516.62 - CD interest from 2018 not recorded in PY