

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**FINANCIAL REPORTS**  
**April 30, 2019**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

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RESERVE BALANCES

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

**University Place Neighborhood Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of April 30, 2019

	Apr 30, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Centennial OP 4627	62,384.62
1012 · Centennial CD 9056 2% 7/6/20	20,300.26
1013 · Centennial Op ICS 627	99,410.29
1014 · CB CR CD 1114 .35% 12/12/20	7,040.68
1019 · Due to/From Operating	10,085.10
<b>Total Operating Accounts</b>	199,220.95
<b>Reserve Accounts</b>	
1020 · Centennial MM 1904	35,028.77
1021 · Centennial RES ICS 904	344,468.65
1022 · Centennial CD 9604 2% 8/20/20	10,696.33
1023 · Centennial CD 9055 2% 7/6/20	88,975.79
1025 · N. Trust CD 7483 2.20% 4/2/21	50,000.00
1029 · Due to/From Reserves	(10,085.10)
<b>Total Reserve Accounts</b>	519,084.44
<b>Total Checking/Savings</b>	718,305.39
<b>Accounts Receivable</b>	23,283.74
<b>Other Current Assets</b>	
1200 · Undeposited Funds	1,570.00
<b>Total Other Current Assets</b>	1,570.00
<b>Total Current Assets</b>	743,159.13
<b>Other Assets</b>	
1610 · Prepaid Insurance	4,924.52
1615 · Prepaid Expenses	10,651.86
1620 · Allowance for Doubtful Accounts	(49,232.10)
<b>Total Other Assets</b>	(33,655.72)
<b>TOTAL ASSETS</b>	<b>709,503.41</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	5,357.60
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue (CR)	2,886.00
<b>Total Other Current Liabilities</b>	2,886.00
<b>Total Current Liabilities</b>	8,243.60
<b>Long Term Liabilities</b>	
Reserve Fund	519,084.44
<b>Total Long Term Liabilities</b>	519,084.44
<b>Total Liabilities</b>	527,328.04
<b>Equity</b>	
3150 · Prior Period Adjustment	(4,625.76)
3200 · Retained Earnings	181,284.83
Net Income	5,516.30
<b>Total Equity</b>	182,175.37
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>709,503.41</b>

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

	<u>Apr 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4100 · Homeowners Maint Fees	40,330.00	40,254.50	75.50	161,320.00	161,018.00	302.00	483,054.00
4110 · Median Maintenance Income	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
4120 · Reserve Income	4,000.00	4,000.00	0.00	16,000.00	16,000.00	0.00	48,000.00
4130 · CR-Supp Lot Income	6,600.00	6,600.00	0.00	26,400.00	26,400.00	0.00	79,200.00
4210 · Interest Income	257.45	0.00	257.45	954.85	0.00	954.85	0.00
4510 · Gate Remote Income	75.00	0.00	75.00	125.00	0.00	125.00	0.00
4520 · Vehicle Decals Income	125.00	0.00	125.00	275.00	0.00	275.00	0.00
4610 · Pool Key Income	50.00	0.00	50.00	100.00	0.00	100.00	0.00
4630 · Pool Rental Income	250.00	0.00	250.00	350.00	0.00	350.00	0.00
<b>Total Income</b>	<b>51,687.45</b>	<b>51,104.50</b>	<b>582.95</b>	<b>205,524.85</b>	<b>204,418.00</b>	<b>1,106.85</b>	<b>613,254.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7803 · Fido Station Bags	634.95	166.67	468.28	634.95	666.64	(31.69)	2,000.00
7810 · Insurance	1,155.89	1,156.50	(0.61)	4,619.60	4,626.00	(6.40)	13,878.00
7825 · Website	0.00	50.00	(50.00)	600.00	200.00	400.00	600.00
7835 · Dues/Licenses/Fees	0.00	5.17	(5.17)	61.25	20.64	40.61	62.00
7875 · Social Committee	220.76	350.00	(129.24)	1,180.81	1,400.00	(219.19)	4,200.00
7880 · HOA Admin & Supply	937.88	375.00	562.88	3,329.42	1,500.00	1,829.42	4,500.00
7885 · Postage & Printing	90.50	500.00	(409.50)	1,557.51	2,000.00	(442.49)	6,000.00
<b>Total Administrative</b>	<b>3,039.98</b>	<b>2,603.34</b>	<b>436.64</b>	<b>11,983.54</b>	<b>10,413.28</b>	<b>1,570.26</b>	<b>31,240.00</b>
<b>Carriage Run Expenses</b>							
7190 · Ground Contract - CR	6,600.00	6,600.00	0.00	26,400.00	26,400.00	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>26,400.00</b>	<b>26,400.00</b>	<b>0.00</b>	<b>79,200.00</b>
<b>Fountain Maintenance</b>							
7610 · Maintenance Contract	758.00	283.33	474.67	1,516.00	1,133.36	382.64	3,400.00
7620 · Repair & Maintenance	173.90	125.00	48.90	252.18	500.00	(247.82)	1,500.00
<b>Total Fountain Maintenance</b>	<b>931.90</b>	<b>408.33</b>	<b>523.57</b>	<b>1,768.18</b>	<b>1,633.36</b>	<b>134.82</b>	<b>4,900.00</b>
<b>Grounds</b>							
7110 · Grounds Contract	14,000.00	14,420.00	(420.00)	56,000.00	57,680.00	(1,680.00)	173,040.00
7120 · Property Improvements	1,573.55	1,525.00	48.55	3,051.31	6,100.00	(3,048.69)	18,300.00
7130 · Handyman	4,095.00	1,000.00	3,095.00	7,834.84	4,000.00	3,834.84	12,000.00
7140 · Tree Trimming	1,250.00	416.67	833.33	1,250.00	1,666.64	(416.64)	5,000.00
7150 · Trail Pest Control	0.00	70.83	(70.83)	190.00	283.36	(93.36)	850.00
7160 · Preserve Cleanout	0.00	708.33	(708.33)	0.00	2,833.36	(2,833.36)	8,500.00
7170 · Swale Maintenance	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
<b>Total Grounds</b>	<b>20,918.55</b>	<b>18,224.16</b>	<b>2,694.39</b>	<b>68,326.15</b>	<b>72,896.72</b>	<b>(4,570.57)</b>	<b>218,690.00</b>
<b>HOA Manager</b>							
7910 · Salary	7,928.39	5,083.33	2,845.06	26,594.84	20,333.36	6,261.48	61,000.00
7920 · Payroll Processing Fee	(29.92)	250.00	(279.92)	954.08	1,000.00	(45.92)	3,000.00
7930 · Internet & Phone Mgr Office	9.62	166.67	(157.05)	469.80	666.64	(196.84)	2,000.00
7960 · Benefits	609.34	1,168.33	(558.99)	2,437.36	4,673.36	(2,236.00)	14,020.00
<b>Total HOA Manager</b>	<b>8,517.43</b>	<b>6,668.33</b>	<b>1,849.10</b>	<b>30,456.08</b>	<b>26,673.36</b>	<b>3,782.72</b>	<b>80,020.00</b>
<b>Lakes &amp; Wetlands</b>							
7210 · Lake Maintenance	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
7220 · Bubbler Maint Contracts	0.00	135.42	(135.42)	480.43	541.64	(61.21)	1,625.00
7230 · Bubbler Maint & Repair	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00
7240 · Water Mgt Contract	2,277.00	2,277.00	0.00	9,108.00	9,108.00	0.00	27,324.00
<b>Total Lakes &amp; Wetlands</b>	<b>2,277.00</b>	<b>2,620.75</b>	<b>(343.75)</b>	<b>9,588.43</b>	<b>10,483.00</b>	<b>(894.57)</b>	<b>31,449.00</b>
<b>Legal &amp; Professional</b>							
7820 · Professional Fees	0.00	25.83	(25.83)	0.00	103.36	(103.36)	310.00
7821 · Financial Review	0.00	408.33	(408.33)	0.00	1,633.36	(1,633.36)	4,900.00
7822 · Legal Fees - General	1,395.00	375.00	1,020.00	1,611.50	1,500.00	111.50	4,500.00
7870 · Management Fees	2,400.00	1,801.50	598.50	8,200.00	7,206.00	994.00	21,618.00
<b>Total Legal &amp; Professional</b>	<b>3,795.00</b>	<b>2,610.66</b>	<b>1,184.34</b>	<b>9,811.50</b>	<b>10,442.72</b>	<b>(631.22)</b>	<b>31,328.00</b>
<b>Other Expenses</b>							
7980 · Bad Debt Provision	0.00	0.00	0.00	146.79	0.00	146.79	0.00
7990 · Capital Reserves	4,000.00	4,000.00	0.00	16,000.00	16,000.00	0.00	48,000.00
7991 · New Capital Purchases	0.00	333.33	(333.33)	0.00	1,333.36	(1,333.36)	4,000.00
<b>Total Other Expenses</b>	<b>4,000.00</b>	<b>4,333.33</b>	<b>(333.33)</b>	<b>16,146.79</b>	<b>17,333.36</b>	<b>(1,186.57)</b>	<b>52,000.00</b>
<b>Pools</b>							
7310 · Pool Contract	1,150.00	1,150.00	0.00	4,600.00	4,600.00	0.00	13,800.00
7320 · Repairs & Maintenance	716.60	500.00	216.60	1,581.22	2,000.00	(418.78)	6,000.00
7330 · Gas Pool Heating	1,094.93	1,500.00	(405.07)	7,883.39	6,000.00	1,883.39	18,000.00
7340 · Annual Fees	0.00	54.17	(54.17)	0.00	216.64	(216.64)	650.00
7350 · Fitness Center Cleaning	262.50	291.67	(29.17)	1,039.00	1,166.64	(127.64)	3,500.00
<b>Total Pools</b>	<b>3,224.03</b>	<b>3,495.84</b>	<b>(271.81)</b>	<b>15,103.61</b>	<b>13,983.28</b>	<b>1,120.33</b>	<b>41,950.00</b>

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

	<u>Apr 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Recreation Center</b>							
7410 · Janitorial Supplies	133.49	100.00	33.49	347.97	400.00	(52.03)	1,200.00
7415 · Water, Sewer & Garbage-Rec Cent	466.78	387.50	79.28	1,680.70	1,550.00	130.70	4,650.00
7420 · Maintenance & Repair	460.00	666.67	(206.67)	1,169.64	2,666.64	(1,497.00)	8,000.00
7430 · Playground Equipment	0.00	16.67	(16.67)	0.00	66.64	(66.64)	200.00
7440 · Exercise Equip Contract	267.50	143.08	124.42	535.00	572.36	(37.36)	1,717.00
7450 · Exercise Equip Repair	0.00	125.00	(125.00)	295.20	500.00	(204.80)	1,500.00
7460 · Pest Control - Pool Area	153.45	100.83	52.62	153.45	403.36	(249.91)	1,210.00
<b>Total Recreation Center</b>	<b>1,481.22</b>	<b>1,539.75</b>	<b>(58.53)</b>	<b>4,181.96</b>	<b>6,159.00</b>	<b>(1,977.04)</b>	<b>18,477.00</b>
<b>Utilities</b>							
7520 · Electric	1,789.91	1,500.00	289.91	5,556.99	6,000.00	(443.01)	18,000.00
7530 · TV Cable Seven Oaks	175.22	166.67	8.55	685.32	666.64	18.68	2,000.00
<b>Total Utilities</b>	<b>1,965.13</b>	<b>1,666.67</b>	<b>298.46</b>	<b>6,242.31</b>	<b>6,666.64</b>	<b>(424.33)</b>	<b>20,000.00</b>
<b>Vandalism/Security</b>							
7710 · Vandalism	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
7720 · Patrol Contract	0.00	166.67	(166.67)	0.00	666.64	(666.64)	2,000.00
7730 · Security Maint & Repair	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00
<b>Total Vandalism/Security</b>	<b>0.00</b>	<b>333.34</b>	<b>(333.34)</b>	<b>0.00</b>	<b>1,333.28</b>	<b>(1,333.28)</b>	<b>4,000.00</b>
<b>Total Expense</b>	<b>56,750.24</b>	<b>51,104.50</b>	<b>5,645.74</b>	<b>200,008.55</b>	<b>204,418.00</b>	<b>(4,409.45)</b>	<b>613,254.00</b>
<b>Net Ordinary Income</b>	<b>(5,062.79)</b>	<b>0.00</b>	<b>(5,062.79)</b>	<b>5,516.30</b>	<b>0.00</b>	<b>5,516.30</b>	<b>0.00</b>
<b>Net Income</b>	<b>(5,062.79)</b>	<b>0.00</b>	<b>(5,062.79)</b>	<b>5,516.30</b>	<b>0.00</b>	<b>5,516.30</b>	<b>0.00</b>

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**Reserve Balances**  
**April 30, 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>
<b>5700 Capital Reserves</b>	\$ 413,261.76	16,000.00		(\$10,085.10)		419,176.66
<b>5720 Working Capital</b>	41,495.92	-				41,495.92
<b>5740 Unallocated Interest</b>	55,106.13	-	516.62		2,789.11	58,411.86
<b>Total Reserves</b>	<u><u>\$ 509,863.81</u></u>	<u><u>16,000.00</u></u>	<u><u>516.62</u></u>	<u><u>(10,085.10)</u></u>	<u><u>2,789.11</u></u>	<u><u>519,084.44</u></u>

**Expense Details**

**5700 Capital Reserves**

4/26/19 - Vertex Water - Dep. for new aerator system - \$10,085.10

**Total      \$10,085.10**

**Allocation Details**

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