

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**FINANCIAL REPORTS**  
**April 30, 2020**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

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

**University Place Neighborhood Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of April 30, 2020

	Apr 30, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Centennial OP 4627	34,208.70
1013 · Centennial Op ICS 627	150,871.58
1014 · CB CR CD 1114 .35% 12/12/20	7,065.41
1015 · Centennial CD 4373 2.5% 8/8/21	20,690.29
1019 · Due to/From Operating	4,536.81
Total Operating Accounts	217,372.79
Reserve Accounts	
1020 · Centennial MM 1904	35,021.52
1021 · Centennial RES ICS 904	232,415.99
1024 · Centennial CD 4374 2.5% 8/8/21	10,932.02
1025 · N. Trust CD 7483 2.20% 4/2/21	51,010.46
1026 · Centennial CD 4375 2.5% 8/8/21	90,685.27
1029 · Due to/From Reserves	(4,536.81)
Total Reserve Accounts	415,528.45
Total Checking/Savings	632,901.24
Accounts Receivable	37,052.44
Other Current Assets	
1325 · Key Fobs Inventory	5,653.00
Total Other Current Assets	5,653.00
Total Current Assets	675,606.68
Other Assets	
1610 · Prepaid Insurance	5,272.65
1620 · Allowance for Doubtful Accounts	(62,589.10)
Total Other Assets	(57,316.45)
<b>TOTAL ASSETS</b>	<b>618,290.23</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	6,591.09
Other Current Liabilities	
2020 · Escheated Funds	9,392.20
2500 · Accrued Expense	562.00
3050 · Deferred Revenue (CR)	2,886.00
Total Other Current Liabilities	12,840.20
Total Current Liabilities	19,431.29
Long Term Liabilities	
Reserve Fund	415,528.45
Total Long Term Liabilities	415,528.45
Total Liabilities	434,959.74
Equity	
3150 · Prior Period Adjustment	(957.53)
3200 · Retained Earnings	164,617.95
Net Income	19,670.07
Total Equity	183,330.49
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>618,290.23</b>

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

April 2020

	Apr 20	Budget	\$ Over Budget	Jan - Apr 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4100 · Homeowners Maint Fees	38,495.00	38,481.25	13.75	154,310.00	153,925.00	385.00	461,775.00
4110 · Median Maintenance Income	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
4120 · Reserve Income	5,725.00	5,725.00	0.00	22,900.00	22,900.00	0.00	68,700.00
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	36.62	0.00	36.62	539.95	0.00	539.95	0.00
4215 · Late Charges	250.00	0.00	250.00	1,275.00	0.00	1,275.00	0.00
4220 · Application Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00
4520 · Vehicle Decals Income	0.00	0.00	0.00	500.00	0.00	500.00	0.00
4610 · Pool Key FOB Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
<b>Total Income</b>	<b>51,106.62</b>	<b>51,056.25</b>	<b>50.37</b>	<b>206,049.95</b>	<b>204,225.00</b>	<b>1,824.95</b>	<b>612,675.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7802 · Signage	0.00	41.67	(41.67)	594.73	166.64	428.09	500.00
7803 · Dog Station Supplies	0.00	166.67	(166.67)	805.72	666.64	139.08	2,000.00
7810 · Insurance	1,239.41	1,250.00	(10.59)	4,959.98	5,000.00	(40.02)	15,000.00
7825 · Website	50.00	100.00	(50.00)	200.00	400.00	(200.00)	1,200.00
7835 · Dues/Licenses/Fees	0.00	5.17	(5.17)	61.25	20.64	40.61	62.00
7875 · Social Committee	172.26	350.00	(177.74)	2,069.58	1,400.00	669.58	4,200.00
7880 · HOA Admin & Supply	176.20	583.33	(407.13)	1,861.26	2,333.36	(472.10)	7,000.00
7885 · Postage & Printing	57.05	666.67	(609.62)	403.77	2,666.64	(2,262.87)	8,000.00
<b>Total Administrative</b>	<b>1,694.92</b>	<b>3,163.51</b>	<b>(1,468.59)</b>	<b>10,956.29</b>	<b>12,653.92</b>	<b>(1,697.63)</b>	<b>37,962.00</b>
<b>Carriage Run Expenses</b>							
7190 · Ground Contract - CR	6,383.00	6,600.00	(217.00)	25,532.00	26,400.00	(868.00)	79,200.00
<b>Total Carriage Run Expenses</b>	<b>6,383.00</b>	<b>6,600.00</b>	<b>(217.00)</b>	<b>25,532.00</b>	<b>26,400.00</b>	<b>(868.00)</b>	<b>79,200.00</b>
<b>Grounds</b>							
7110 · Grounds Contract	11,321.00	11,321.00	0.00	45,284.00	45,284.00	0.00	135,852.00
7120 · Property Improvements	1,376.85	1,666.67	(289.82)	15,591.22	6,666.64	8,924.58	20,000.00
7140 · Tree Trimming	2,160.00	833.33	1,326.67	2,160.00	3,333.36	(1,173.36)	10,000.00
7150 · Nature 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	416.67	(416.67)	0.00	1,666.64	(1,666.64)	5,000.00
<b>Total Grounds</b>	<b>14,857.85</b>	<b>15,016.83</b>	<b>(158.98)</b>	<b>63,225.22</b>	<b>60,067.36</b>	<b>3,157.86</b>	<b>180,202.00</b>
<b>HOA Admin Support</b>							
7910 · Salary/Admin Support	0.00	2,333.33	(2,333.33)	0.00	9,333.36	(9,333.36)	28,000.00
<b>Total HOA Admin Support</b>	<b>0.00</b>	<b>2,333.33</b>	<b>(2,333.33)</b>	<b>0.00</b>	<b>9,333.36</b>	<b>(9,333.36)</b>	<b>28,000.00</b>
<b>Lakes &amp; Aerators</b>							
7210 · Lake Repair & Maint	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
7220 · Aeration Maint Contracts	0.00	135.42	(135.42)	480.43	541.64	(61.21)	1,625.00
7230 · Aeration Repair & Maint	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00
7240 · Water Mgt Contract	2,345.31	2,328.00	17.31	9,176.31	9,312.00	(135.69)	27,936.00
7250 · Fountain Maint Contract	758.00	283.33	474.67	1,516.00	1,133.36	382.64	3,400.00
7260 · Fountain Repair & Maint	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00
<b>Total Lakes &amp; Aerators</b>	<b>3,103.31</b>	<b>3,080.08</b>	<b>23.23</b>	<b>11,172.74</b>	<b>12,320.36</b>	<b>(1,147.62)</b>	<b>36,961.00</b>
<b>Legal &amp; Professional</b>							
7820 · Professional Fees	0.00	0.00	0.00	20.00	0.00	20.00	0.00
7821 · Financial Review	4,600.00	400.00	4,200.00	4,600.00	1,600.00	3,000.00	4,800.00
7822 · Legal Fees - General	1,155.00	416.67	738.33	1,462.50	1,666.64	(204.14)	5,000.00
7870 · Management Fees	2,400.00	2,400.00	0.00	9,600.00	9,600.00	0.00	28,800.00
<b>Total Legal &amp; Professional</b>	<b>8,155.00</b>	<b>3,216.67</b>	<b>4,938.33</b>	<b>15,682.50</b>	<b>12,866.64</b>	<b>2,815.86</b>	<b>38,600.00</b>
<b>Other Expenses</b>							
7990 · Capital Reserves	5,725.00	5,725.00	0.00	22,900.00	22,900.00	0.00	68,700.00
7991 · New Capital Purchases	0.00	1,250.00	(1,250.00)	0.00	5,000.00	(5,000.00)	15,000.00
<b>Total Other Expenses</b>	<b>5,725.00</b>	<b>6,975.00</b>	<b>(1,250.00)</b>	<b>22,900.00</b>	<b>27,900.00</b>	<b>(5,000.00)</b>	<b>83,700.00</b>
<b>Pools</b>							
7310 · Pool Contract	1,400.00	1,400.00	0.00	5,600.00	5,600.00	0.00	16,800.00
7320 · Pool Repair & Maint	290.46	583.33	(292.87)	2,921.24	2,333.36	587.88	7,000.00
7330 · Gas Pool Heating	1,288.35	2,500.00	(1,211.65)	7,238.32	10,000.00	(2,761.68)	30,000.00
7340 · Annual Fees	0.00	54.17	(54.17)	0.00	216.64	(216.64)	650.00
<b>Total Pools</b>	<b>2,978.81</b>	<b>4,537.50</b>	<b>(1,558.69)</b>	<b>15,759.56</b>	<b>18,150.00</b>	<b>(2,390.44)</b>	<b>54,450.00</b>
<b>Recreation Centers</b>							
7405 · Janitorial Services	135.00	291.67	(156.67)	996.75	1,166.64	(169.89)	3,500.00
7410 · Janitorial Supplies	0.00	100.00	(100.00)	383.69	400.00	(16.31)	1,200.00
7420 · Rec Center Repair & Maint	0.00	958.33	(958.33)	1,715.14	3,833.36	(2,118.22)	11,500.00
7440 · Exercise Equip Contract	0.00	150.00	(150.00)	0.00	600.00	(600.00)	1,800.00
7450 · Exercise Equip Repair	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00
7460 · Pest Control - Pool Area	0.00	100.00	(100.00)	150.00	400.00	(250.00)	1,200.00
7470 · Handyman Services	580.00	1,500.00	(920.00)	6,943.43	6,000.00	943.43	18,000.00
7480 · Charleston Internet & Phone	240.04	250.00	(9.96)	961.15	1,000.00	(38.85)	3,000.00
7490 · Seven Oaks Internet/TV/Phone	200.49	200.00	0.49	590.47	800.00	(209.53)	2,400.00
<b>Total Recreation Centers</b>	<b>1,155.53</b>	<b>3,675.00</b>	<b>(2,519.47)</b>	<b>11,740.63</b>	<b>14,700.00</b>	<b>(2,959.37)</b>	<b>44,100.00</b>

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

April 2020

	Apr 20	Budget	\$ Over Budget	Jan - Apr 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Utilities</b>							
7510 · Water/Sewer/Garbage	505.52	500.00	5.52	2,845.15	2,000.00	845.15	6,000.00
7520 · Electric	1,378.68	1,625.00	(246.32)	6,565.79	6,500.00	65.79	19,500.00
<b>Total Utilities</b>	1,884.20	2,125.00	(240.80)	9,410.94	8,500.00	910.94	25,500.00
<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 Repair & Maint	(134.93)	125.00	(259.93)	0.00	500.00	(500.00)	1,500.00
<b>Total Vandalism/Security</b>	(134.93)	333.34	(468.27)	0.00	1,333.28	(1,333.28)	4,000.00
<b>Total Expense</b>	45,802.69	51,056.26	(5,253.57)	186,379.88	204,224.92	(17,845.04)	612,675.00
<b>Net Ordinary Income</b>	5,303.93	(0.01)	5,303.94	19,670.07	0.08	19,669.99	0.00
<b>Net Income</b>	<b>5,303.93</b>	<b>(0.01)</b>	<b>5,303.94</b>	<b>19,670.07</b>	<b>0.08</b>	<b>19,669.99</b>	<b>0.00</b>

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**Reserve Balances**  
**April 30, 2020**

	<b>Balance 1/1/20</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>	\$ 372,814.19	\$ 22,900.00	\$ -	\$ (45,698.54)	\$ -	\$ 350,015.65
<b>5740 Unallocated Interest</b>	63,762.70	-			1,750.10	65,512.80
<b>Total Reserves</b>	<u><u>\$ 436,576.89</u></u>	<u><u>22,900.00</u></u>	<u><u>-</u></u>	<u><u>(45,698.54)</u></u>	<u><u>1,750.10</u></u>	<u><u>415,528.45</u></u>

**Expense Details**

**5700 Capital Reserves**

2/4/20 - Wayfair - (x3) Lantern Head Lights - \$802.44  
2/28/20 - Duval Landscape - Light pole baskets - \$8,905  
3/23/20 - Stanley Convergent - New Access Installation - \$11,000.08  
3/25/20 - Floor & Décor - Clubhouse flooring - \$7,940.73  
3/25/20 - Lily Ann - Cabinets - \$1,706.51  
3/25/20 - Changing Stations/Mini Fridge/Signs/Switches/Hooks/Sinks/Grab Bars - \$2,587.56  
3/25/20 - Pots As Art - Pots for landscape beds - \$2,054.31  
4/9/20 - Stanley Convergent - New Access Installation balance - \$4,536.81  
4/22/20 - Bathroom reno - Knobs/Faucets/Handles/TP & PT holders/Trash Cans - \$973.73  
4/22/20 - West Elm - (x2) Dining Benches - \$1013.72  
4/22/20 - Wayfair - (x2) Benches, Dining Table / (x8) Dining Chairs - \$2,861.06  
4/22/20 - Floor & Décor - Tile - \$1,316.59

**Total**      **\$45,698.54**

**Allocation Details**