

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**FINANCIAL REPORTS**  
**February 28, 2021**

**TABLE OF CONTENTS:**

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, 2021

	Feb 28, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Centennial OP 4627	66,835.82
1013 · Centennial Op ICS 627	94,843.59
1014 · CB CR CD 1114 .35% 12/12/22	7,084.01
1015 · Centennial CD 4373 2.5% 8/8/21	21,212.56
<b>Total Operating Accounts</b>	189,975.98
<b>Reserve Accounts</b>	
1020 · Centennial MM 1904	35,004.03
1021 · Centennial RES ICS 904	277,523.60
1024 · Centennial CD 4374 2.5% 8/8/21	11,207.98
1025 · N. Trust CD 7483 2.20% 4/2/21	51,855.18
1026 · Centennial CD 4375 2.5% 8/8/21	92,974.40
<b>Total Reserve Accounts</b>	468,565.19
<b>Total Checking/Savings</b>	658,541.17
<b>Accounts Receivable</b>	31,047.96
<b>Other Current Assets</b>	
1200 · Undeposited Funds	989.48
1325 · Key Fobs Inventory	4,167.00
<b>Total Other Current Assets</b>	5,156.48
<b>Total Current Assets</b>	694,745.61
<b>Other Assets</b>	
1610 · Prepaid Insurance	5,885.98
1615 · Prepaid Expenses	1,000.00
1620 · Allowance for Doubtful Accounts	(62,589.10)
<b>Total Other Assets</b>	(55,703.12)
<b>TOTAL ASSETS</b>	<b>639,042.49</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	4,628.97
<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>	7,514.97
<b>Long Term Liabilities</b>	
Reserve Fund	468,565.19
<b>Total Long Term Liabilities</b>	468,565.19
<b>Total Liabilities</b>	476,080.16
<b>Equity</b>	
3150 · Prior Period Adjustment	(957.53)
3200 · Retained Earnings	143,974.91
Net Income	19,944.95
<b>Total Equity</b>	162,962.33
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>639,042.49</b>

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

03/18/21

February 2021

	Feb 21	Budget	\$ Over Budget	Jan - Feb 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4100 · Homeowners Maint Fees	39,330.00	39,328.25	1.75	78,660.00	78,656.50	3.50	471,939.00
4110 · Median Maintenance Inco...	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
4120 · Reserve Income	5,000.00	5,000.00	0.00	10,000.00	10,000.00	0.00	60,000.00
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	152.18	0.00	152.18	177.94	0.00	177.94	0.00
4215 · Late Charges	37.58	0.00	37.58	78.79	0.00	78.79	0.00
4220 · Application Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
4520 · Vehicle Decals Income	325.00	0.00	325.00	625.00	0.00	625.00	0.00
4610 · Pool Key FOB Income	(219.00)	0.00	(219.00)	0.00	0.00	0.00	0.00
<b>Total Income</b>	<b>51,225.76</b>	<b>51,178.25</b>	<b>47.51</b>	<b>102,941.73</b>	<b>102,356.50</b>	<b>585.23</b>	<b>614,139.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7802 · Signage	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
7803 · Dog Station Supplies	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
7810 · Insurance	1,033.50	1,250.00	(216.50)	2,067.00	2,500.00	(433.00)	15,000.00
7825 · Website	50.00	50.00	0.00	100.00	100.00	0.00	600.00
7835 · Dues/Licenses/Fees	0.00	6.75	(6.75)	61.25	13.50	47.75	81.00
7875 · Social Committee	0.00	350.00	(350.00)	0.00	700.00	(700.00)	4,200.00
7880 · HOA Admin & Supply	54.10	754.17	(700.07)	148.99	1,508.30	(1,359.31)	9,050.00
7885 · Postage & Printing	65.80	666.67	(600.87)	166.50	1,333.30	(1,166.80)	8,000.00
<b>Total Administrative</b>	<b>1,203.40</b>	<b>3,410.92</b>	<b>(2,207.52)</b>	<b>2,543.74</b>	<b>6,821.80</b>	<b>(4,278.06)</b>	<b>40,931.00</b>
<b>Carriage Run Expenses</b>							
7190 · Ground Contract - CR	6,383.00	6,600.00	(217.00)	12,766.00	13,200.00	(434.00)	79,200.00
<b>Total Carriage Run Expenses</b>	<b>6,383.00</b>	<b>6,600.00</b>	<b>(217.00)</b>	<b>12,766.00</b>	<b>13,200.00</b>	<b>(434.00)</b>	<b>79,200.00</b>
<b>Grounds</b>							
7110 · Grounds Contract	11,321.00	11,321.00	0.00	22,642.00	22,642.00	0.00	135,852.00
7120 · Property Improvements	1,236.13	2,916.67	(1,680.54)	1,529.13	5,833.30	(4,304.17)	35,000.00
7140 · Tree Trimming	812.50	708.33	104.17	812.50	1,416.70	(604.20)	8,500.00
7150 · Nature Trail Pest Control	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
7160 · Preserve Cleanout	0.00	416.67	(416.67)	0.00	833.30	(833.30)	5,000.00
7170 · Swale Maintenance	2,403.00	0.00	2,403.00	2,403.00	0.00	2,403.00	0.00
<b>Total Grounds</b>	<b>15,772.63</b>	<b>15,446.00</b>	<b>326.63</b>	<b>27,386.63</b>	<b>30,892.00</b>	<b>(3,505.37)</b>	<b>185,352.00</b>
<b>Lakes &amp; Aerators</b>							
7210 · Lake Repair & Maint	0.00	216.67	(216.67)	0.00	433.30	(433.30)	2,600.00
7220 · Aeration Maint Contracts	0.00	135.42	(135.42)	480.43	270.80	209.63	1,625.00
7230 · Aeration Repair & Maint	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
7240 · Water Mgt Contract	2,345.31	2,345.33	(0.02)	4,690.62	4,690.70	(0.08)	28,144.00
7250 · Fountain Maint Contract	0.00	252.67	(252.67)	758.00	505.30	252.70	3,032.00
7260 · Fountain Repair & Maint	0.00	333.33	(333.33)	0.00	666.70	(666.70)	4,000.00
<b>Total Lakes &amp; Aerators</b>	<b>2,345.31</b>	<b>3,366.75</b>	<b>(1,021.44)</b>	<b>5,929.05</b>	<b>6,733.50</b>	<b>(804.45)</b>	<b>40,401.00</b>
<b>Legal &amp; Professional</b>							
7821 · Financial Review	0.00	383.33	(383.33)	0.00	766.70	(766.70)	4,600.00
7822 · Legal Fees - General	0.00	833.33	(833.33)	1,443.96	1,666.70	(222.74)	10,000.00
7870 · Management Fees	2,400.00	2,400.00	0.00	4,800.00	4,800.00	0.00	28,800.00
<b>Total Legal &amp; Professional</b>	<b>2,400.00</b>	<b>3,616.66</b>	<b>(1,216.66)</b>	<b>6,243.96</b>	<b>7,233.40</b>	<b>(989.44)</b>	<b>43,400.00</b>
<b>Other Expenses</b>							
7990 · Capital Reserves	5,000.00	5,000.00	0.00	10,000.00	10,000.00	0.00	60,000.00
7991 · New Capital Purchases	0.00	2,500.00	(2,500.00)	0.00	5,000.00	(5,000.00)	30,000.00
<b>Total Other Expenses</b>	<b>5,000.00</b>	<b>7,500.00</b>	<b>(2,500.00)</b>	<b>10,000.00</b>	<b>15,000.00</b>	<b>(5,000.00)</b>	<b>90,000.00</b>
<b>Pools</b>							
7310 · Pool Contract	1,400.00	1,400.00	0.00	2,800.00	2,800.00	0.00	16,800.00
7320 · Pool Repair & Maint	0.00	416.67	(416.67)	0.00	833.30	(833.30)	5,000.00
7330 · Gas Pool Heating	3,378.93	2,083.33	1,295.60	5,851.56	4,166.70	1,684.86	25,000.00
7340 · Annual Fees	0.00	54.17	(54.17)	0.00	108.30	(108.30)	650.00
<b>Total Pools</b>	<b>4,778.93</b>	<b>3,954.17</b>	<b>824.76</b>	<b>8,651.56</b>	<b>7,908.30</b>	<b>743.26</b>	<b>47,450.00</b>

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

February 2021

	Feb 21	Budget	\$ Over Budget	Jan - Feb 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Recreation Centers</b>							
7405 · Janitorial Services	1,300.00	1,250.00	50.00	2,300.00	2,500.00	(200.00)	15,000.00
7410 · Janitorial Supplies	0.00	166.67	(166.67)	0.00	333.30	(333.30)	2,000.00
7420 · Rec Center Repair & Ma...	0.00	958.33	(958.33)	0.00	1,916.70	(1,916.70)	11,500.00
7440 · Exercise Equip Contract	267.50	133.75	133.75	267.50	267.50	0.00	1,605.00
7450 · Exercise Equip Repair	0.00	166.67	(166.67)	0.00	333.30	(333.30)	2,000.00
7460 · Pest Control - Pool Area	75.00	208.33	(133.33)	300.00	416.70	(116.70)	2,500.00
7470 · Handyman Services	610.00	1,500.00	(890.00)	1,200.00	3,000.00	(1,800.00)	18,000.00
7480 · Charleston Internet & P...	243.53	283.33	(39.80)	485.75	566.70	(80.95)	3,400.00
7490 · Seven Oaks Internet/TV...	205.26	200.00	5.26	410.59	400.00	10.59	2,400.00
<b>Total Recreation Centers</b>	<b>2,701.29</b>	<b>4,867.08</b>	<b>(2,165.79)</b>	<b>4,963.84</b>	<b>9,734.20</b>	<b>(4,770.36)</b>	<b>58,405.00</b>
<b>Security</b>							
7730 · Security Repair & Maint	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00
<b>Total Security</b>	<b>0.00</b>	<b>125.00</b>	<b>(125.00)</b>	<b>0.00</b>	<b>250.00</b>	<b>(250.00)</b>	<b>1,500.00</b>
<b>Utilities</b>							
7510 · Water/Sewer/Garbage	433.35	666.67	(233.32)	1,063.13	1,333.30	(270.17)	8,000.00
7520 · Electric	1,591.11	1,625.00	(33.89)	3,448.87	3,250.00	198.87	19,500.00
<b>Total Utilities</b>	<b>2,024.46</b>	<b>2,291.67</b>	<b>(267.21)</b>	<b>4,512.00</b>	<b>4,583.30</b>	<b>(71.30)</b>	<b>27,500.00</b>
<b>Total Expense</b>	<b>42,609.02</b>	<b>51,178.25</b>	<b>(8,569.23)</b>	<b>82,996.78</b>	<b>102,356.50</b>	<b>(19,359.72)</b>	<b>614,139.00</b>
<b>Net Ordinary Income</b>	<b>8,616.74</b>	<b>0.00</b>	<b>8,616.74</b>	<b>19,944.95</b>	<b>0.00</b>	<b>19,944.95</b>	<b>0.00</b>
<b>Net Income</b>	<b>8,616.74</b>	<b>0.00</b>	<b>8,616.74</b>	<b>19,944.95</b>	<b>0.00</b>	<b>19,944.95</b>	<b>0.00</b>

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**Reserve Balances**  
February 28, 2021

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>5700 Capital Reserves</b>	\$ 389,102.62	\$ 10,000.00	\$0.00	\$ -	\$ -	\$ 399,102.62
<b>5740 Unallocated Interest</b>	68,716.02	-	-	-	746.55	69,462.57
<b>Total Reserves</b>	<u><u>\$ 457,818.64</u></u>	<u><u>10,000.00</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>746.55</u></u>	<u><u>468,565.19</u></u>

**Expense Details**

<b>Total</b>	<b>\$0.00</b>
--------------	---------------

**Allocation Details**

<b>Total</b>	<b>\$0.00</b>
--------------	---------------