

UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC
FINANCIAL REPORTS
March 31, 2021

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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 March 31, 2021

	Mar 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Centennial OP 4627	74,335.76
1013 · Centennial Op ICS 627	99,276.21
1014 · CB CR CD 1114 .35% 12/12/22	7,090.12
1015 · Centennial CD 4373 2.5% 8/8/21	21,212.56
Total Operating Accounts	201,914.65
Reserve Accounts	
1020 · Centennial MM 1904	35,004.46
1021 · Centennial RES ICS 904	282,552.93
1024 · Centennial CD 4374 2.5% 8/8/21	11,207.98
1025 · N. Trust CD 7483 2.20% 4/2/21	52,134.66
1026 · Centennial CD 4375 2.5% 8/8/21	92,974.40
Total Reserve Accounts	473,874.43
Total Checking/Savings	675,789.08
Accounts Receivable	27,754.58
Other Current Assets	
1325 · Key Fobs Inventory	4,142.00
Total Other Current Assets	4,142.00
Total Current Assets	707,685.66
Other Assets	
1610 · Prepaid Insurance	5,469.65
1620 · Allowance for Doubtful Accounts	(62,589.10)
Total Other Assets	(57,119.45)
TOTAL ASSETS	650,566.21
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	19,701.65
Other Current Liabilities	
3050 · Deferred Revenue (CR)	2,886.00
Total Other Current Liabilities	2,886.00
Total Current Liabilities	22,587.65
Long Term Liabilities	
Reserve Fund	473,874.43
Total Long Term Liabilities	473,874.43
Total Liabilities	496,462.08
Equity	
3150 · Prior Period Adjustment	(957.53)
3200 · Retained Earnings	143,974.91
Net Income	11,086.75
Total Equity	154,104.13
TOTAL LIABILITIES & EQUITY	650,566.21

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

March 2021

	Mar 21	Budget	\$ Over Budget	Jan - Mar 21	YTD Budget	\$ Over Budget	Annual Budg...
Ordinary Income/Expense							
Income							
4100 · Homeowners Maint Fees	39,330.00	39,328.25	1.75	117,990.00	117,984.75	5.25	471,939.00
4110 · Median Maintenance Income	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
4120 · Reserve Income	5,000.00	5,000.00	0.00	15,000.00	15,000.00	0.00	60,000.00
4130 · CR-Supp Lot Income	6,600.00	6,600.00	0.00	19,800.00	19,800.00	0.00	79,200.00
4210 · Interest Income	22.45	0.00	22.45	200.39	0.00	200.39	0.00
4215 · Late Charges	3.67	0.00	3.67	82.46	0.00	82.46	0.00
4220 · Application Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
4520 · Vehicle Decals Income	275.00	0.00	275.00	900.00	0.00	900.00	0.00
Total Income	51,231.12	51,178.25	52.87	154,172.85	153,534.75	638.10	614,139.00
Expense							
Administrative							
7802 · Signage	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
7803 · Dog Station Supplies	93.60	250.00	(156.40)	93.60	750.00	(656.40)	3,000.00
7810 · Insurance	1,032.33	1,250.00	(217.67)	3,099.33	3,750.00	(650.67)	15,000.00
7825 · Website	50.00	50.00	0.00	150.00	150.00	0.00	600.00
7835 · Dues/Licenses/Fees	0.00	6.75	(6.75)	61.25	20.25	41.00	81.00
7875 · Social Committee	0.00	350.00	(350.00)	0.00	1,050.00	(1,050.00)	4,200.00
7880 · HOA Admin & Supply	49.05	754.17	(705.12)	198.04	2,262.47	(2,064.43)	9,050.00
7885 · Postage & Printing	108.46	666.67	(558.21)	274.96	1,999.97	(1,725.01)	8,000.00
Total Administrative	1,333.44	3,410.92	(2,077.48)	3,877.18	10,232.72	(6,355.54)	40,931.00
Carriage Run Expenses							
7190 · Ground Contract - CR	6,383.00	6,600.00	(217.00)	19,149.00	19,800.00	(651.00)	79,200.00
Total Carriage Run Expenses	6,383.00	6,600.00	(217.00)	19,149.00	19,800.00	(651.00)	79,200.00
Grounds							
7110 · Grounds Contract	11,321.00	11,321.00	0.00	33,963.00	33,963.00	0.00	135,852.00
7120 · Property Improvements	15,799.05	2,916.67	12,882.38	17,328.18	8,749.97	8,578.21	35,000.00
7140 · Tree Trimming	0.00	708.33	(708.33)	812.50	2,125.03	(1,312.53)	8,500.00
7150 · Nature Trail Pest Control	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
7160 · Preserve Cleanout	0.00	416.67	(416.67)	0.00	1,249.97	(1,249.97)	5,000.00
7170 · Swale Maintenance	0.00	0.00	0.00	2,403.00	0.00	2,403.00	0.00
Total Grounds	27,120.05	15,446.00	11,674.05	54,506.68	46,338.00	8,168.68	185,352.00
Lakes & Aerators							
7210 · Lake Repair & Maint	0.00	216.67	(216.67)	0.00	649.97	(649.97)	2,600.00
7220 · Aeration Maint Contracts	0.00	135.42	(135.42)	480.43	406.22	74.21	1,625.00
7230 · Aeration Repair & Maint	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
7240 · Water Mgt Contract	2,345.31	2,345.33	(0.02)	7,035.93	7,036.03	(0.10)	28,144.00
7250 · Fountain Maint Contract	0.00	252.67	(252.67)	758.00	757.97	0.03	3,032.00
7260 · Fountain Repair & Maint	2,951.03	333.33	2,617.70	2,951.03	1,000.03	1,951.00	4,000.00
Total Lakes & Aerators	5,296.34	3,366.75	1,929.59	11,225.39	10,100.25	1,125.14	40,401.00
Legal & Professional							
7821 · Financial Review	0.00	383.33	(383.33)	0.00	1,150.03	(1,150.03)	4,600.00
7822 · Legal Fees - General	681.50	833.33	(151.83)	2,125.46	2,500.03	(374.57)	10,000.00
7870 · Management Fees	2,400.00	2,400.00	0.00	7,200.00	7,200.00	0.00	28,800.00
Total Legal & Professional	3,081.50	3,616.66	(535.16)	9,325.46	10,850.06	(1,524.60)	43,400.00
Other Expenses							
7990 · Capital Reserves	5,000.00	5,000.00	0.00	15,000.00	15,000.00	0.00	60,000.00
7991 · New Capital Purchases	0.00	2,500.00	(2,500.00)	0.00	7,500.00	(7,500.00)	30,000.00
Total Other Expenses	5,000.00	7,500.00	(2,500.00)	15,000.00	22,500.00	(7,500.00)	90,000.00
Pools							
7310 · Pool Contract	1,400.00	1,400.00	0.00	4,200.00	4,200.00	0.00	16,800.00
7320 · Pool Repair & Maint	0.00	416.67	(416.67)	0.00	1,249.97	(1,249.97)	5,000.00
7330 · Gas Pool Heating	2,380.86	2,083.33	297.53	8,232.42	6,250.03	1,982.39	25,000.00
7340 · Annual Fees	0.00	54.17	(54.17)	0.00	162.47	(162.47)	650.00
Total Pools	3,780.86	3,954.17	(173.31)	12,432.42	11,862.47	569.95	47,450.00

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

March 2021

	Mar 21	Budget	\$ Over Budget	Jan - Mar 21	YTD Budget	\$ Over Budget	Annual Budg...
Recreation Centers							
7405 · Janitorial Services	1,000.00	1,250.00	(250.00)	3,300.00	3,750.00	(450.00)	15,000.00
7410 · Janitorial Supplies	50.70	166.67	(115.97)	50.70	499.97	(449.27)	2,000.00
7420 · Rec Center Repair & Maint	130.49	958.33	(827.84)	130.49	2,875.03	(2,744.54)	11,500.00
7440 · Exercise Equip Contract	0.00	133.75	(133.75)	267.50	401.25	(133.75)	1,605.00
7450 · Exercise Equip Repair	0.00	166.67	(166.67)	0.00	499.97	(499.97)	2,000.00
7460 · Pest Control - Pool Area	150.00	208.33	(58.33)	450.00	625.03	(175.03)	2,500.00
7470 · Handyman Services	4,455.87	1,500.00	2,955.87	5,655.87	4,500.00	1,155.87	18,000.00
7480 · Charleston Internet & Pho...	243.35	283.33	(39.98)	729.10	850.03	(120.93)	3,400.00
7490 · Seven Oaks Internet/TV/P...	205.26	200.00	5.26	615.85	600.00	15.85	2,400.00
Total Recreation Centers	6,235.67	4,867.08	1,368.59	11,199.51	14,601.28	(3,401.77)	58,405.00
Security							
7730 · Security Repair & Maint	0.00	125.00	(125.00)	0.00	375.00	(375.00)	1,500.00
Total Security	0.00	125.00	(125.00)	0.00	375.00	(375.00)	1,500.00
Utilities							
7510 · Water/Sewer/Garbage	543.54	666.67	(123.13)	1,606.67	1,999.97	(393.30)	8,000.00
7520 · Electric	1,314.92	1,625.00	(310.08)	4,763.79	4,875.00	(111.21)	19,500.00
Total Utilities	1,858.46	2,291.67	(433.21)	6,370.46	6,874.97	(504.51)	27,500.00
Total Expense	60,089.32	51,178.25	8,911.07	143,086.10	153,534.75	(10,448.65)	614,139.00
Net Ordinary Income	(8,858.20)	0.00	(8,858.20)	11,086.75	0.00	11,086.75	0.00
Net Income	(8,858.20)	0.00	(8,858.20)	11,086.75	0.00	11,086.75	0.00

UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC
Reserve Balances
March 31, 2021

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5700 Capital Reserves	\$ 389,102.62	\$ 15,000.00	\$0.00	\$ -	\$ -	\$ 404,102.62
5740 Unallocated Interest	68,716.02	-	-	-	1,055.79	69,771.81
Total Reserves	<u><u>\$ 457,818.64</u></u>	<u><u>15,000.00</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>1,055.79</u></u>	<u><u>473,874.43</u></u>

Expense Details

Total	\$0.00
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Allocation Details

Total	\$0.00
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