

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**FINANCIAL REPORTS**  
**April 30, 2021**

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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, 2021

	Apr 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Centennial OP 4627	73,950.36
1013 · Centennial Op ICS 627	104,108.86
1014 · CB CR CD 1114 .35% 12/12/22	7,090.12
1015 · Centennial CD 4373 2.5% 8/8/21	21,212.56
<b>Total Operating Accounts</b>	206,361.90
<b>Reserve Accounts</b>	
1020 · Centennial MM 1904	35,003.50
1021 · Centennial RES ICS 904	287,580.80
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
<b>Total Reserve Accounts</b>	478,901.34
<b>Total Checking/Savings</b>	685,263.24
<b>Accounts Receivable</b>	29,023.76
<b>Other Current Assets</b>	
1325 · Key Fobs Inventory	4,042.00
<b>Total Other Current Assets</b>	4,042.00
<b>Total Current Assets</b>	718,329.00
<b>Other Assets</b>	
1610 · Prepaid Insurance	4,437.32
1615 · Prepaid Expenses	2,000.00
1620 · Allowance for Doubtful Accounts	(62,589.10)
<b>Total Other Assets</b>	(56,151.78)
<b>TOTAL ASSETS</b>	<b>662,177.22</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	8,912.34
<b>Other Current Liabilities</b>	
2500 · Accrued Expense	11,321.00
3050 · Deferred Revenue (CR)	2,886.00
<b>Total Other Current Liabilities</b>	14,207.00
<b>Total Current Liabilities</b>	23,119.34
<b>Long Term Liabilities</b>	
Reserve Fund	478,901.34
<b>Total Long Term Liabilities</b>	478,901.34
<b>Total Liabilities</b>	502,020.68
<b>Equity</b>	
3150 · Prior Period Adjustment	(957.53)
3200 · Retained Earnings	143,974.91
Net Income	17,139.16
<b>Total Equity</b>	160,156.54
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>662,177.22</b>

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

April 2021

	Apr 21	Budget	\$ Over Budget	Jan - Apr 21	YTD Budget	\$ Over Budget	Annual Budg...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4100 · Homeowners Maint Fees	39,330.00	39,328.25	1.75	157,320.00	157,313.00	7.00	471,939.00
4110 · Median Maintenance Income	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
4120 · Reserve Income	5,000.00	5,000.00	0.00	20,000.00	20,000.00	0.00	60,000.00
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	15.74	0.00	15.74	216.13	0.00	216.13	0.00
4215 · Late Charges	78.53	0.00	78.53	160.99	0.00	160.99	0.00
4220 · Application Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
4520 · Vehicle Decals Income	375.00	0.00	375.00	1,275.00	0.00	1,275.00	0.00
<b>Total Income</b>	<b>51,399.27</b>	<b>51,178.25</b>	<b>221.02</b>	<b>205,572.12</b>	<b>204,713.00</b>	<b>859.12</b>	<b>614,139.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7802 · Signage	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
7803 · Dog Station Supplies	0.00	250.00	(250.00)	93.60	1,000.00	(906.40)	3,000.00
7810 · Insurance	1,032.33	1,250.00	(217.67)	4,131.66	5,000.00	(868.34)	15,000.00
7825 · Website	50.00	50.00	0.00	200.00	200.00	0.00	600.00
7835 · Dues/Licenses/Fees	0.00	6.75	(6.75)	61.25	27.00	34.25	81.00
7845 · Income Tax	850.00	0.00	850.00	850.00	0.00	850.00	0.00
7875 · Social Committee	0.00	350.00	(350.00)	0.00	1,400.00	(1,400.00)	4,200.00
7880 · HOA Admin & Supply	56.05	754.17	(698.12)	254.09	3,016.64	(2,762.55)	9,050.00
7885 · Postage & Printing	181.33	666.67	(485.34)	456.29	2,666.64	(2,210.35)	8,000.00
<b>Total Administrative</b>	<b>2,169.71</b>	<b>3,410.92</b>	<b>(1,241.21)</b>	<b>6,046.89</b>	<b>13,643.64</b>	<b>(7,596.75)</b>	<b>40,931.00</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	6,092.74	2,916.67	3,176.07	23,420.92	11,666.64	11,754.28	35,000.00
7140 · Tree Trimming	0.00	708.33	(708.33)	812.50	2,833.36	(2,020.86)	8,500.00
7150 · Nature Trail Pest Control	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
7160 · Preserve Cleanout	0.00	416.67	(416.67)	0.00	1,666.64	(1,666.64)	5,000.00
7170 · Swale Maintenance	0.00	0.00	0.00	2,403.00	0.00	2,403.00	0.00
<b>Total Grounds</b>	<b>17,413.74</b>	<b>15,446.00</b>	<b>1,967.74</b>	<b>71,920.42</b>	<b>61,784.00</b>	<b>10,136.42</b>	<b>185,352.00</b>
<b>Lakes &amp; Aerators</b>							
7210 · Lake Repair & Maint	0.00	216.67	(216.67)	0.00	866.64	(866.64)	2,600.00
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	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
7240 · Water Mgt Contract	2,415.67	2,345.33	70.34	9,451.60	9,381.36	70.24	28,144.00
7250 · Fountain Maint Contract	758.00	252.67	505.33	1,516.00	1,010.64	505.36	3,032.00
7260 · Fountain Repair & Maint	0.00	333.33	(333.33)	2,951.03	1,333.36	1,617.67	4,000.00
<b>Total Lakes &amp; Aerators</b>	<b>3,173.67</b>	<b>3,366.75</b>	<b>(193.08)</b>	<b>14,399.06</b>	<b>13,467.00</b>	<b>932.06</b>	<b>40,401.00</b>
<b>Legal &amp; Professional</b>							
7821 · Financial Review	0.00	383.33	(383.33)	0.00	1,533.36	(1,533.36)	4,600.00
7822 · Legal Fees - General	0.00	833.33	(833.33)	2,125.46	3,333.36	(1,207.90)	10,000.00
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>2,400.00</b>	<b>3,616.66</b>	<b>(1,216.66)</b>	<b>11,725.46</b>	<b>14,466.72</b>	<b>(2,741.26)</b>	<b>43,400.00</b>
<b>Other Expenses</b>							
7990 · Capital Reserves	5,000.00	5,000.00	0.00	20,000.00	20,000.00	0.00	60,000.00
7991 · New Capital Purchases	0.00	2,500.00	(2,500.00)	0.00	10,000.00	(10,000.00)	30,000.00
<b>Total Other Expenses</b>	<b>5,000.00</b>	<b>7,500.00</b>	<b>(2,500.00)</b>	<b>20,000.00</b>	<b>30,000.00</b>	<b>(10,000.00)</b>	<b>90,000.00</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	0.00	416.67	(416.67)	0.00	1,666.64	(1,666.64)	5,000.00
7330 · Gas Pool Heating	1,921.94	2,083.33	(161.39)	10,154.36	8,333.36	1,821.00	25,000.00
7340 · Annual Fees	0.00	54.17	(54.17)	0.00	216.64	(216.64)	650.00
<b>Total Pools</b>	<b>3,321.94</b>	<b>3,954.17</b>	<b>(632.23)</b>	<b>15,754.36</b>	<b>15,816.64</b>	<b>(62.28)</b>	<b>47,450.00</b>

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

April 2021

	Apr 21	Budget	\$ Over Budget	Jan - Apr 21	YTD Budget	\$ Over Budget	Annual Budg...
<b>Recreation Centers</b>							
7405 · Janitorial Services	1,000.00	1,250.00	(250.00)	4,300.00	5,000.00	(700.00)	15,000.00
7410 · Janitorial Supplies	0.00	166.67	(166.67)	50.70	666.64	(615.94)	2,000.00
7420 · Rec Center Repair & Maint	0.00	958.33	(958.33)	130.49	3,833.36	(3,702.87)	11,500.00
7440 · Exercise Equip Contract	267.50	133.75	133.75	535.00	535.00	0.00	1,605.00
7450 · Exercise Equip Repair	0.00	166.67	(166.67)	0.00	666.64	(666.64)	2,000.00
7460 · Pest Control - Pool Area	150.00	208.33	(58.33)	600.00	833.36	(233.36)	2,500.00
7470 · Handyman Services	1,015.00	1,500.00	(485.00)	6,670.87	6,000.00	670.87	18,000.00
7480 · Charleston Internet & Pho...	243.35	283.33	(39.98)	972.45	1,133.36	(160.91)	3,400.00
7490 · Seven Oaks Internet/TV/P...	380.79	200.00	180.79	996.64	800.00	196.64	2,400.00
<b>Total Recreation Centers</b>	3,056.64	4,867.08	(1,810.44)	14,256.15	19,468.36	(5,212.21)	58,405.00
<b>Security</b>							
7730 · Security Repair & Maint	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00
<b>Total Security</b>	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00
<b>Utilities</b>							
7510 · Water/Sewer/Garbage	669.26	666.67	2.59	2,275.93	2,666.64	(390.71)	8,000.00
7520 · Electric	1,758.90	1,625.00	133.90	6,522.69	6,500.00	22.69	19,500.00
<b>Total Utilities</b>	2,428.16	2,291.67	136.49	8,798.62	9,166.64	(368.02)	27,500.00
<b>Total Expense</b>	45,346.86	51,178.25	(5,831.39)	188,432.96	204,713.00	(16,280.04)	614,139.00
<b>Net Ordinary Income</b>	6,052.41	0.00	6,052.41	17,139.16	0.00	17,139.16	0.00
<b>Net Income</b>	<b>6,052.41</b>	<b>0.00</b>	<b>6,052.41</b>	<b>17,139.16</b>	<b>0.00</b>	<b>17,139.16</b>	<b>0.00</b>

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**Reserve Balances**  
**April 30, 2021**

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>5700 Capital Reserves</b>	\$ 389,102.62	\$ 20,000.00	\$0.00	\$ -	\$ -	\$ 409,102.62
<b>5740 Unallocated Interest</b>	68,716.02	-	-	-	1,082.70	69,798.72
<b>Total Reserves</b>	<u><u>\$ 457,818.64</u></u>	<u><u>20,000.00</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>1,082.70</u></u>	<u><u>478,901.34</u></u>

**Expense Details**

<b>Total</b>	<b>\$0.00</b>
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**Allocation Details**

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