

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**FINANCIAL REPORTS**  
**May 31, 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 May 31, 2021

	May 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Centennial OP 4627	66,729.09
1013 · Centennial Op ICS 627	135,620.98
1014 · CB CR CD 1114 .35% 12/12/22	7,090.12
1015 · Centennial CD 4373 2.5% 8/8/21	21,341.87
<b>Total Operating Accounts</b>	230,782.06
<b>Reserve Accounts</b>	
1020 · Centennial MM 1904	35,002.97
1021 · Centennial RES ICS 904	292,608.89
1024 · Centennial CD 4374 2.5% 8/8/21	11,276.30
1025 · N. Trust CD 7483 2.20% 4/2/21	52,134.66
1026 · Centennial CD 4375 2.5% 8/8/21	93,541.16
<b>Total Reserve Accounts</b>	484,563.98
<b>Total Checking/Savings</b>	715,346.04
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	32,834.68
<b>Total Accounts Receivable</b>	32,834.68
<b>Other Current Assets</b>	
1200 · Undeposited Funds	300.00
1325 · Key Fobs Inventory	3,942.00
<b>Total Other Current Assets</b>	4,242.00
<b>Total Current Assets</b>	752,422.72
<b>Other Assets</b>	
1610 · Prepaid Insurance	3,404.99
1615 · Prepaid Expenses	1,000.00
1620 · Allowance for Doubtful Accounts	(62,589.10)
<b>Total Other Assets</b>	(58,184.11)
<b>TOTAL ASSETS</b>	<b>694,238.61</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	41,573.29
<b>Total Accounts Payable</b>	41,573.29
<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>	44,459.29
<b>Long Term Liabilities</b>	
Reserve Fund	484,563.98
<b>Total Long Term Liabilities</b>	484,563.98
<b>Total Liabilities</b>	529,023.27
<b>Equity</b>	
3150 · Prior Period Adjustment	(957.53)
3200 · Retained Earnings	143,974.91
Net Income	22,197.96
<b>Total Equity</b>	165,215.34
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>694,238.61</b>

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

06/14/21

May 2021

	May 21	Budget	\$ Over Budget	Jan - May 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	196,650.00	196,641.25	8.75	471,939.00
4110 · Median Maintenance Income	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)	3,000.00
4120 · Reserve Income	5,000.00	5,000.00	0.00	25,000.00	25,000.00	0.00	60,000.00
4130 · CR-Supp Lot Income	6,600.00	6,600.00	0.00	33,000.00	33,000.00	0.00	79,200.00
4210 · Interest Income	10.22	0.00	10.22	355.66	0.00	355.66	0.00
4215 · Late Charges	52.92	0.00	52.92	213.91	0.00	213.91	0.00
4220 · Application Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
4520 · Vehicle Decals Income	350.00	0.00	350.00	1,625.00	0.00	1,625.00	0.00
<b>Total Income</b>	<b>51,343.14</b>	<b>51,178.25</b>	<b>164.89</b>	<b>257,044.57</b>	<b>255,891.25</b>	<b>1,153.32</b>	<b>614,139.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7802 · Signage	0.00	83.33	(83.33)	0.00	416.69	(416.69)	1,000.00
7803 · Dog Station Supplies	0.00	250.00	(250.00)	93.60	1,250.00	(1,156.40)	3,000.00
7810 · Insurance	1,032.33	1,250.00	(217.67)	5,163.99	6,250.00	(1,086.01)	15,000.00
7825 · Website	50.00	50.00	0.00	250.00	250.00	0.00	600.00
7835 · Dues/Licenses/Fees	25.00	6.75	18.25	86.25	33.75	52.50	81.00
7845 · Income Tax	0.00	0.00	0.00	850.00	0.00	850.00	0.00
7875 · Social Committee	30.41	350.00	(319.59)	30.41	1,750.00	(1,719.59)	4,200.00
7880 · HOA Admin & Supply	145.61	754.17	(608.56)	399.70	3,770.81	(3,371.11)	9,050.00
7885 · Postage & Printing	163.82	666.67	(502.85)	620.11	3,333.31	(2,713.20)	8,000.00
<b>Total Administrative</b>	<b>1,447.17</b>	<b>3,410.92</b>	<b>(1,963.75)</b>	<b>7,494.06</b>	<b>17,054.56</b>	<b>(9,560.50)</b>	<b>40,931.00</b>
<b>Carriage Run Expenses</b>							
7190 · Ground Contract - CR	6,383.00	6,600.00	(217.00)	31,915.00	33,000.00	(1,085.00)	79,200.00
<b>Total Carriage Run Expenses</b>	<b>6,383.00</b>	<b>6,600.00</b>	<b>(217.00)</b>	<b>31,915.00</b>	<b>33,000.00</b>	<b>(1,085.00)</b>	<b>79,200.00</b>
<b>Grounds</b>							
7110 · Grounds Contract	11,321.00	11,321.00	0.00	56,605.00	56,605.00	0.00	135,852.00
7120 · Property Improvements	3,414.33	2,916.67	497.66	26,835.25	14,583.31	12,251.94	35,000.00
7140 · Tree Trimming	0.00	708.33	(708.33)	812.50	3,541.69	(2,729.19)	8,500.00
7150 · Nature Trail Pest Control	0.00	83.33	(83.33)	0.00	416.69	(416.69)	1,000.00
7160 · Preserve Cleanout	0.00	416.67	(416.67)	0.00	2,083.31	(2,083.31)	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>14,735.33</b>	<b>15,446.00</b>	<b>(710.67)</b>	<b>86,655.75</b>	<b>77,230.00</b>	<b>9,425.75</b>	<b>185,352.00</b>
<b>Lakes &amp; Aerators</b>							
7210 · Lake Repair & Maint	121.87	216.67	(94.80)	121.87	1,083.31	(961.44)	2,600.00
7220 · Aeration Maint Contracts	0.00	135.42	(135.42)	480.43	677.06	(196.63)	1,625.00
7230 · Aeration Repair & Maint	0.00	83.33	(83.33)	0.00	416.69	(416.69)	1,000.00
7240 · Water Mgt Contract	2,415.67	2,345.33	70.34	11,867.27	11,726.69	140.58	28,144.00
7250 · Fountain Maint Contract	0.00	252.67	(252.67)	1,516.00	1,263.31	252.69	3,032.00
7260 · Fountain Repair & Maint	0.00	333.33	(333.33)	2,951.03	1,666.69	1,284.34	4,000.00
<b>Total Lakes &amp; Aerators</b>	<b>2,537.54</b>	<b>3,366.75</b>	<b>(829.21)</b>	<b>16,936.60</b>	<b>16,833.75</b>	<b>102.85</b>	<b>40,401.00</b>
<b>Legal &amp; Professional</b>							
7821 · Financial Review	0.00	383.33	(383.33)	0.00	1,916.69	(1,916.69)	4,600.00
7822 · Legal Fees - General	4,500.00	833.33	3,666.67	6,625.46	4,166.69	2,458.77	10,000.00
7870 · Management Fees	2,400.00	2,400.00	0.00	12,000.00	12,000.00	0.00	28,800.00
<b>Total Legal &amp; Professional</b>	<b>6,900.00</b>	<b>3,616.66</b>	<b>3,283.34</b>	<b>18,625.46</b>	<b>18,083.38</b>	<b>542.08</b>	<b>43,400.00</b>
<b>Other Expenses</b>							
7990 · Capital Reserves	5,000.00	5,000.00	0.00	25,000.00	25,000.00	0.00	60,000.00
7991 · New Capital Purchases	0.00	2,500.00	(2,500.00)	0.00	12,500.00	(12,500.00)	30,000.00
<b>Total Other Expenses</b>	<b>5,000.00</b>	<b>7,500.00</b>	<b>(2,500.00)</b>	<b>25,000.00</b>	<b>37,500.00</b>	<b>(12,500.00)</b>	<b>90,000.00</b>
<b>Pools</b>							
7310 · Pool Contract	1,400.00	1,400.00	0.00	7,000.00	7,000.00	0.00	16,800.00
7320 · Pool Repair & Maint	0.00	416.67	(416.67)	0.00	2,083.31	(2,083.31)	5,000.00
7330 · Gas Pool Heating	1,282.95	2,083.33	(800.38)	11,437.31	10,416.69	1,020.62	25,000.00
7340 · Annual Fees	625.35	54.17	571.18	625.35	270.81	354.54	650.00
<b>Total Pools</b>	<b>3,308.30</b>	<b>3,954.17</b>	<b>(645.87)</b>	<b>19,062.66</b>	<b>19,770.81</b>	<b>(708.15)</b>	<b>47,450.00</b>

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

May 2021

	May 21	Budget	\$ Over Budget	Jan - May 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Recreation Centers</b>							
7405 · Janitorial Services	1,000.00	1,250.00	(250.00)	5,300.00	6,250.00	(950.00)	15,000.00
7410 · Janitorial Supplies	517.05	166.67	350.38	567.75	833.31	(265.56)	2,000.00
7420 · Rec Center Repair & Maint	720.00	958.33	(238.33)	850.49	4,791.69	(3,941.20)	11,500.00
7440 · Exercise Equip Contract	0.00	133.75	(133.75)	535.00	668.75	(133.75)	1,605.00
7450 · Exercise Equip Repair	341.08	166.67	174.41	341.08	833.31	(492.23)	2,000.00
7460 · Pest Control - Pool Area	75.00	208.33	(133.33)	675.00	1,041.69	(366.69)	2,500.00
7470 · Handyman Services	610.00	1,500.00	(890.00)	7,280.87	7,500.00	(219.13)	18,000.00
7480 · Charleston Internet & Phone	253.77	283.33	(29.56)	1,226.22	1,416.69	(190.47)	3,400.00
7490 · Seven Oaks Internet/TV/Phone	288.53	200.00	88.53	1,285.17	1,000.00	285.17	2,400.00
<b>Total Recreation Centers</b>	3,805.43	4,867.08	(1,061.65)	18,061.58	24,335.44	(6,273.86)	58,405.00
<b>Security</b>							
7730 · Security Repair & Maint	0.00	125.00	(125.00)	0.00	625.00	(625.00)	1,500.00
<b>Total Security</b>	0.00	125.00	(125.00)	0.00	625.00	(625.00)	1,500.00
<b>Utilities</b>							
7510 · Water/Sewer/Garbage	697.05	666.67	30.38	2,972.98	3,333.31	(360.33)	8,000.00
7520 · Electric	1,599.83	1,625.00	(25.17)	8,122.52	8,125.00	(2.48)	19,500.00
<b>Total Utilities</b>	2,296.88	2,291.67	5.21	11,095.50	11,458.31	(362.81)	27,500.00
<b>Total Expense</b>	46,413.65	51,178.25	(4,764.60)	234,846.61	255,891.25	(21,044.64)	614,139.00
<b>Net Ordinary Income</b>	4,929.49	0.00	4,929.49	22,197.96	0.00	22,197.96	0.00
<b>Net Income</b>	<b>4,929.49</b>	<b>0.00</b>	<b>4,929.49</b>	<b>22,197.96</b>	<b>0.00</b>	<b>22,197.96</b>	<b>0.00</b>

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**Reserve Balances**  
**May 31, 2021**

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>5700 Capital Reserves</b>	\$ 389,102.62	\$ 25,000.00	\$0.00	\$ -	\$ -	\$ 414,102.62
<b>5740 Unallocated Interest</b>	68,716.02	-	-	-	1,745.34	70,461.36
<b>Total Reserves</b>	<u><u>\$ 457,818.64</u></u>	<u><u>25,000.00</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>484,563.98</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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