

UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC
FINANCIAL REPORTS
June 30, 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 June 30, 2021

	Jun 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Centennial OP 4627	74,494.54
1013 · Centennial Op ICS 627	99,762.47
1014 · CB CR CD 1114 .35% 12/12/22	7,096.37
1015 · Centennial CD 4373 2.5% 8/8/21	21,341.87
1019 · Due to/From Operating	3,450.00
Total Operating Accounts	206,145.25
Reserve Accounts	
1020 · Centennial MM 1904	35,002.88
1021 · Centennial RES ICS 904	294,628.52
1024 · Centennial CD 4374 2.5% 8/8/21	11,276.30
1025 · N. Trust CD 7483 .100% 4/4/23	52,134.66
1026 · Centennial CD 4375 2.5% 8/8/21	93,541.16
1029 · Due to/From Reserves	(3,450.00)
Total Reserve Accounts	483,133.52
Total Checking/Savings	689,278.77
Accounts Receivable	
1100 · Accounts Receivable	31,572.94
Total Accounts Receivable	31,572.94
Other Current Assets	
1200 · Undeposited Funds	1,202.91
1325 · Key Fobs Inventory	3,767.00
Total Other Current Assets	4,969.91
Total Current Assets	725,821.62
Other Assets	
1610 · Prepaid Insurance	2,372.66
1615 · Prepaid Expenses	3,000.00
1620 · Allowance for Doubtful Accounts	(62,589.10)
Total Other Assets	(57,216.44)
TOTAL ASSETS	668,605.18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	8,706.88
Total Accounts Payable	8,706.88
Other Current Liabilities	
3050 · Deferred Revenue (CR)	2,886.00
Total Other Current Liabilities	2,886.00
Total Current Liabilities	11,592.88
Long Term Liabilities	
Reserve Fund	483,133.52
Total Long Term Liabilities	483,133.52
Total Liabilities	494,726.40
Equity	
3150 · Prior Period Adjustment	(957.53)
3200 · Retained Earnings	143,974.91
Net Income	30,861.40
Total Equity	173,878.78
TOTAL LIABILITIES & EQUITY	668,605.18

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

07/14/21

June 2021

	Jun 21	Budget	\$ Over Budget	Jan - Jun 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4100 · Homeowners Maint Fees	39,330.00	39,328.25	1.75	235,980.00	235,969.50	10.50	471,939.00
4110 · Median Maintenance Income	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00
4120 · Reserve Income	5,000.00	5,000.00	0.00	30,000.00	30,000.00	0.00	60,000.00
4130 · CR-Supp Lot Income	6,600.00	6,600.00	0.00	39,600.00	39,600.00	0.00	79,200.00
4210 · Interest Income	15.01	0.00	15.01	370.67	0.00	370.67	0.00
4215 · Late Charges	138.17	0.00	138.17	352.08	0.00	352.08	0.00
4220 · Application Fees	100.00	0.00	100.00	300.00	0.00	300.00	0.00
4520 · Vehicle Decals Income	100.00	0.00	100.00	1,725.00	0.00	1,725.00	0.00
Total Income	51,283.18	51,178.25	104.93	308,327.75	307,069.50	1,258.25	614,139.00
Expense							
Administrative							
7802 · Signage	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
7803 · Dog Station Supplies	93.60	250.00	(156.40)	187.20	1,500.00	(1,312.80)	3,000.00
7810 · Insurance	1,032.33	1,250.00	(217.67)	6,196.32	7,500.00	(1,303.68)	15,000.00
7825 · Website	50.00	50.00	0.00	300.00	300.00	0.00	600.00
7835 · Dues/Licenses/Fees	0.00	6.75	(6.75)	86.25	40.50	45.75	81.00
7845 · Income Tax	0.00	0.00	0.00	850.00	0.00	850.00	0.00
7875 · Social Committee	0.00	350.00	(350.00)	30.41	2,100.00	(2,069.59)	4,200.00
7880 · HOA Admin & Supply	46.04	754.17	(708.13)	445.74	4,524.98	(4,079.24)	9,050.00
7885 · Postage & Printing	63.28	666.67	(603.39)	683.39	3,999.98	(3,316.59)	8,000.00
Total Administrative	1,285.25	3,410.92	(2,125.67)	8,779.31	20,465.48	(11,686.17)	40,931.00
Carriage Run Expenses							
7190 · Ground Contract - CR	6,383.00	6,600.00	(217.00)	38,298.00	39,600.00	(1,302.00)	79,200.00
Total Carriage Run Expenses	6,383.00	6,600.00	(217.00)	38,298.00	39,600.00	(1,302.00)	79,200.00
Grounds							
7110 · Grounds Contract	11,321.00	11,321.00	0.00	67,926.00	67,926.00	0.00	135,852.00
7120 · Property Improvements	(790.41)	2,916.67	(3,707.08)	26,044.84	17,499.98	8,544.86	35,000.00
7140 · Tree Trimming	0.00	708.33	(708.33)	812.50	4,250.02	(3,437.52)	8,500.00
7150 · Nature Trail Pest Control	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
7160 · Preserve Cleanout	0.00	416.67	(416.67)	0.00	2,499.98	(2,499.98)	5,000.00
7170 · Swale Maintenance	0.00	0.00	0.00	2,403.00	0.00	2,403.00	0.00
Total Grounds	10,530.59	15,446.00	(4,915.41)	97,186.34	92,676.00	4,510.34	185,352.00
Lakes & Aerators							
7210 · Lake Repair & Maint	0.00	216.67	(216.67)	121.87	1,299.98	(1,178.11)	2,600.00
7220 · Aeration Maint Contracts	0.00	135.42	(135.42)	480.43	812.48	(332.05)	1,625.00
7230 · Aeration Repair & Maint	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
7240 · Water Mgt Contract	2,415.67	2,345.33	70.34	14,282.94	14,072.02	210.92	28,144.00
7250 · Fountain Maint Contract	0.00	252.67	(252.67)	1,516.00	1,515.98	0.02	3,032.00
7260 · Fountain Repair & Maint	537.10	333.33	203.77	3,488.13	2,000.02	1,488.11	4,000.00
Total Lakes & Aerators	2,952.77	3,366.75	(413.98)	19,889.37	20,200.50	(311.13)	40,401.00
Legal & Professional							
7821 · Financial Review	0.00	383.33	(383.33)	0.00	2,300.02	(2,300.02)	4,600.00
7822 · Legal Fees - General	2,375.00	833.33	1,541.67	9,000.46	5,000.02	4,000.44	10,000.00
7870 · Management Fees	2,400.00	2,400.00	0.00	14,400.00	14,400.00	0.00	28,800.00
Total Legal & Professional	4,775.00	3,616.66	1,158.34	23,400.46	21,700.04	1,700.42	43,400.00
Other Expenses							
7990 · Capital Reserves	5,000.00	5,000.00	0.00	30,000.00	30,000.00	0.00	60,000.00
7991 · New Capital Purchases	5,300.00	2,500.00	2,800.00	5,300.00	15,000.00	(9,700.00)	30,000.00
Total Other Expenses	10,300.00	7,500.00	2,800.00	35,300.00	45,000.00	(9,700.00)	90,000.00
Pools							
7310 · Pool Contract	1,400.00	1,400.00	0.00	8,400.00	8,400.00	0.00	16,800.00
7320 · Pool Repair & Maint	0.00	416.67	(416.67)	0.00	2,499.98	(2,499.98)	5,000.00
7330 · Gas Pool Heating	566.85	2,083.33	(1,516.48)	12,004.16	12,500.02	(495.86)	25,000.00
7340 · Annual Fees	0.00	54.17	(54.17)	625.35	324.98	300.37	650.00
Total Pools	1,966.85	3,954.17	(1,987.32)	21,029.51	23,724.98	(2,695.47)	47,450.00

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

June 2021

	Jun 21	Budget	\$ Over Budget	Jan - Jun 21	YTD Budget	\$ Over Budget	Annual Budget
Recreation Centers							
7405 · Janitorial Services	1,000.00	1,250.00	(250.00)	6,300.00	7,500.00	(1,200.00)	15,000.00
7410 · Janitorial Supplies	0.00	166.67	(166.67)	567.75	999.98	(432.23)	2,000.00
7420 · Rec Center Repair & Maint	0.00	958.33	(958.33)	850.49	5,750.02	(4,899.53)	11,500.00
7440 · Exercise Equip Contract	267.50	133.75	133.75	802.50	802.50	0.00	1,605.00
7450 · Exercise Equip Repair	0.00	166.67	(166.67)	341.08	999.98	(658.90)	2,000.00
7460 · Pest Control - Pool Area	75.00	208.33	(133.33)	750.00	1,250.02	(500.02)	2,500.00
7470 · Handyman Services	600.00	1,500.00	(900.00)	7,880.87	9,000.00	(1,119.13)	18,000.00
7480 · Charleston Internet & Phone	253.77	283.33	(29.56)	1,479.99	1,700.02	(220.03)	3,400.00
7490 · Seven Oaks Internet/TV/Phone	288.53	200.00	88.53	1,573.70	1,200.00	373.70	2,400.00
Total Recreation Centers	2,484.80	4,867.08	(2,382.28)	20,546.38	29,202.52	(8,656.14)	58,405.00
Security							
7730 · Security Repair & Maint	0.00	125.00	(125.00)	0.00	750.00	(750.00)	1,500.00
Total Security	0.00	125.00	(125.00)	0.00	750.00	(750.00)	1,500.00
Utilities							
7510 · Water/Sewer/Garbage	500.39	666.67	(166.28)	3,473.37	3,999.98	(526.61)	8,000.00
7520 · Electric	1,441.09	1,625.00	(183.91)	9,563.61	9,750.00	(186.39)	19,500.00
Total Utilities	1,941.48	2,291.67	(350.19)	13,036.98	13,749.98	(713.00)	27,500.00
Total Expense	42,619.74	51,178.25	(8,558.51)	277,466.35	307,069.50	(29,603.15)	614,139.00
Net Ordinary Income	8,663.44	0.00	8,663.44	30,861.40	0.00	30,861.40	0.00
Net Income	8,663.44	0.00	8,663.44	30,861.40	0.00	30,861.40	0.00

UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC
Reserve Balances
June 30, 2021

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5700 Capital Reserves	\$ 389,102.62	\$ 30,000.00	\$0.00	\$ (6,449.00)	\$ -	\$ 412,653.62
5740 Unallocated Interest	68,716.02	-	-	-	1,763.88	70,479.90
Total Reserves	<u>\$ 457,818.64</u>	<u>30,000.00</u>	<u>-</u>	<u>(6,449.00)</u>	<u>-</u>	<u>483,133.52</u>

Expense Details

5/7/21-Duvall Landscape Maintenance- install light at pool	\$ 2,999.00
6/22/21-Odeh's Home Improvement- Remove old & install new AC for community & storage room	\$ 3,450.00
Total	\$ 6,449.00

Allocation Details

Total	\$0.00
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