

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

10/07/21

	Sep 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Centennial OP 4627	67,235.71
1013 · Centennial Op ICS 627	120,981.81
1014 · CB CR CD 1114 .35% 12/12/22	7,102.63
1015 · Centennial CD 4373 .25% 8/8/23	21,476.35
<b>Total Operating Accounts</b>	216,796.50
<b>Reserve Accounts</b>	
1020 · Centennial MM 1904	35,002.88
1021 · Centennial RES ICS 904	306,225.01
1024 · Centennial CD 4374 .25% 8/8/23	11,347.36
1025 · N. Trust CD 7483 .100% 4/4/23	52,134.66
1026 · Centennial CD 4375 .25% 8/8/23	94,130.60
<b>Total Reserve Accounts</b>	498,840.51
<b>Total Checking/Savings</b>	715,637.01
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	39,041.05
<b>Total Accounts Receivable</b>	39,041.05
<b>Other Current Assets</b>	
1200 · Undeposited Funds	110.00
1325 · Key Fobs Inventory	3,492.00
<b>Total Other Current Assets</b>	3,602.00
<b>Total Current Assets</b>	758,280.06
<b>Other Assets</b>	
1610 · Prepaid Insurance	12,671.79
1620 · Allowance for Doubtful Accounts	(62,589.10)
<b>Total Other Assets</b>	(49,917.31)
<b>TOTAL ASSETS</b>	<b>708,362.75</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	13,523.07
<b>Total Accounts Payable</b>	13,523.07
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue (CR)	5,490.00
<b>Total Other Current Liabilities</b>	5,490.00
<b>Total Current Liabilities</b>	19,013.07
<b>Long Term Liabilities</b>	
Reserve Fund	498,840.51
<b>Total Long Term Liabilities</b>	498,840.51
<b>Total Liabilities</b>	517,853.58
<b>Equity</b>	
3200 · Retained Earnings	139,576.38
Net Income	50,932.79
<b>Total Equity</b>	190,509.17
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>708,362.75</b>

**University Place Neighborhood Association, Inc.**  
**Revenue & Expense Budget vs Actual**  
**September 2021**

	Sep 21	Budget	\$ Over Budget	Jan - Sep 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	353,970.00	353,954.25	15.75	471,939.00
4110 · Median Maintenance Income	0.00	250.00	(250.00)	3,000.00	2,250.00	750.00	3,000.00
4120 · Reserve Income	5,000.00	5,000.00	0.00	45,000.00	45,000.00	0.00	60,000.00
4130 · CR-Supp Lot Income	6,600.00	6,600.00	0.00	59,400.00	59,400.00	0.00	79,200.00
4210 · Interest Income	14.73	0.00	14.73	537.04	0.00	537.04	0.00
4215 · Late Charges	53.37	0.00	53.37	362.98	0.00	362.98	0.00
4220 · Application Fees	0.00	0.00	0.00	500.00	0.00	500.00	0.00
4520 · Vehicle Decals Income	150.00	0.00	150.00	2,450.00	0.00	2,450.00	0.00
<b>Total Income</b>	<b>51,148.10</b>	<b>51,178.25</b>	<b>(30.15)</b>	<b>465,220.02</b>	<b>460,604.25</b>	<b>4,615.77</b>	<b>614,139.00</b>
<b>Gross Profit</b>	<b>51,148.10</b>	<b>51,178.25</b>	<b>(30.15)</b>	<b>465,220.02</b>	<b>460,604.25</b>	<b>4,615.77</b>	<b>614,139.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7802 · Signage	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
7803 · Dog Station Supplies	0.00	250.00	(250.00)	270.60	2,250.00	(1,979.40)	3,000.00
7810 · Insurance	1,179.98	1,250.00	(70.02)	9,440.96	11,250.00	(1,809.04)	15,000.00
7825 · Website	50.00	50.00	0.00	450.00	450.00	0.00	600.00
7835 · Dues/Licenses/Fees	0.00	6.75	(6.75)	86.25	60.75	25.50	81.00
7845 · Income Tax	0.00	0.00	0.00	13.00	0.00	13.00	0.00
7875 · Social Committee	426.93	350.00	76.93	977.34	3,150.00	(2,172.66)	4,200.00
7880 · HOA Admin & Supply	50.30	754.17	(703.87)	624.94	6,787.49	(6,162.55)	9,050.00
7885 · Postage & Printing	103.13	666.67	(563.54)	943.33	5,999.99	(5,056.66)	8,000.00
<b>Total Administrative</b>	<b>1,810.34</b>	<b>3,410.92</b>	<b>(1,600.58)</b>	<b>12,806.42</b>	<b>30,698.24</b>	<b>(17,891.82)</b>	<b>40,931.00</b>
<b>Carriage Run Expenses</b>							
7190 · Ground Contract - CR	6,383.00	6,600.00	(217.00)	57,447.00	59,400.00	(1,953.00)	79,200.00
<b>Total Carriage Run Expenses</b>	<b>6,383.00</b>	<b>6,600.00</b>	<b>(217.00)</b>	<b>57,447.00</b>	<b>59,400.00</b>	<b>(1,953.00)</b>	<b>79,200.00</b>
<b>Grounds</b>							
7110 · Grounds Contract	11,321.00	11,321.00	0.00	101,889.00	101,889.00	0.00	135,852.00
7120 · Property Improvements	5,395.93	2,916.67	2,479.26	31,440.77	26,249.99	5,190.78	35,000.00
7140 · Tree Trimming	0.00	708.33	(708.33)	8,137.50	6,375.01	1,762.49	8,500.00
7150 · Nature Trail Pest Control	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
7160 · Preserve Cleanout	0.00	416.67	(416.67)	0.00	3,749.99	(3,749.99)	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>16,716.93</b>	<b>15,446.00</b>	<b>1,270.93</b>	<b>143,870.27</b>	<b>139,014.00</b>	<b>4,856.27</b>	<b>185,352.00</b>
<b>Lakes &amp; Aerators</b>							
7210 · Lake Repair & Maint	0.00	216.67	(216.67)	4,421.87	1,949.99	2,471.88	2,600.00
7220 · Aeration Maint Contracts	0.00	135.42	(135.42)	960.86	1,218.74	(257.88)	1,625.00
7230 · Aeration Repair & Maint	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
7240 · Water Mgt Contract	2,415.67	2,345.33	70.34	21,529.95	21,108.01	421.94	28,144.00
7250 · Fountain Maint Contract	0.00	252.67	(252.67)	2,274.00	2,273.99	0.01	3,032.00
7260 · Fountain Repair & Maint	0.00	333.33	(333.33)	5,745.65	3,000.01	2,745.64	4,000.00
<b>Total Lakes &amp; Aerators</b>	<b>2,415.67</b>	<b>3,366.75</b>	<b>(951.08)</b>	<b>34,932.33</b>	<b>30,300.75</b>	<b>4,631.58</b>	<b>40,401.00</b>
<b>Legal &amp; Professional</b>							
7821 · Financial Review	5,536.00	383.33	5,152.67	5,536.00	3,450.01	2,085.99	4,600.00
7822 · Legal Fees - General	385.00	833.33	(448.33)	9,385.46	7,500.01	1,885.45	10,000.00
7870 · Management Fees	2,400.00	2,400.00	0.00	21,600.00	21,600.00	0.00	28,800.00
<b>Total Legal &amp; Professional</b>	<b>8,321.00</b>	<b>3,616.66</b>	<b>4,704.34</b>	<b>36,521.46</b>	<b>32,550.02</b>	<b>3,971.44</b>	<b>43,400.00</b>
<b>Other Expenses</b>							
7990 · Capital Reserves	5,000.00	5,000.00	0.00	45,000.00	45,000.00	0.00	60,000.00
7991 · New Capital Purchases	0.00	2,500.00	(2,500.00)	5,300.00	22,500.00	(17,200.00)	30,000.00
<b>Total Other Expenses</b>	<b>5,000.00</b>	<b>7,500.00</b>	<b>(2,500.00)</b>	<b>50,300.00</b>	<b>67,500.00</b>	<b>(17,200.00)</b>	<b>90,000.00</b>
<b>Pools</b>							
7310 · Pool Contract	1,400.00	1,400.00	0.00	12,600.00	12,600.00	0.00	16,800.00
7320 · Pool Repair & Maint	0.00	416.67	(416.67)	0.00	3,749.99	(3,749.99)	5,000.00
7330 · Gas Pool Heating	287.91	2,083.33	(1,795.42)	12,896.28	18,750.01	(5,853.73)	25,000.00
7340 · Annual Fees	0.00	54.17	(54.17)	625.35	487.49	137.86	650.00
<b>Total Pools</b>	<b>1,687.91</b>	<b>3,954.17</b>	<b>(2,266.26)</b>	<b>26,121.63</b>	<b>35,587.49</b>	<b>(9,465.86)</b>	<b>47,450.00</b>

**University Place Neighborhood Association, Inc.**  
**Revenue & Expense Budget vs Actual**  
**September 2021**

	Sep 21	Budget	\$ Over Budget	Jan - Sep 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Recreation Centers</b>							
7405 · Janitorial Services	1,000.00	1,250.00	(250.00)	9,300.00	11,250.00	(1,950.00)	15,000.00
7410 · Janitorial Supplies	0.00	166.67	(166.67)	613.72	1,499.99	(886.27)	2,000.00
7420 · Rec Center Repair & Maint	0.00	958.33	(958.33)	850.49	8,625.01	(7,774.52)	11,500.00
7440 · Exercise Equip Contract	0.00	133.75	(133.75)	1,070.00	1,203.75	(133.75)	1,605.00
7450 · Exercise Equip Repair	0.00	166.67	(166.67)	341.08	1,499.99	(1,158.91)	2,000.00
7460 · Pest Control - Pool Area	150.00	208.33	(58.33)	1,275.00	1,875.01	(600.01)	2,500.00
7470 · Handyman Services	620.00	1,500.00	(880.00)	14,141.30	13,500.00	641.30	18,000.00
7480 · Charleston Internet & Phone	253.29	283.33	(30.04)	2,240.34	2,550.01	(309.67)	3,400.00
7490 · Seven Oaks Internet/TV/Pho...	288.53	200.00	88.53	2,439.29	1,800.00	639.29	2,400.00
<b>Total Recreation Centers</b>	<b>2,311.82</b>	<b>4,867.08</b>	<b>(2,555.26)</b>	<b>32,271.22</b>	<b>43,803.76</b>	<b>(11,532.54)</b>	<b>58,405.00</b>
<b>Security</b>							
7730 · Security Repair & Maint	0.00	125.00	(125.00)	0.00	1,125.00	(1,125.00)	1,500.00
<b>Total Security</b>	<b>0.00</b>	<b>125.00</b>	<b>(125.00)</b>	<b>0.00</b>	<b>1,125.00</b>	<b>(1,125.00)</b>	<b>1,500.00</b>
<b>Utilities</b>							
7510 · Water/Sewer/Garbage	1,176.67	666.67	510.00	5,750.27	5,999.99	(249.72)	8,000.00
7520 · Electric	1,551.19	1,625.00	(73.81)	14,266.63	14,625.00	(358.37)	19,500.00
<b>Total Utilities</b>	<b>2,727.86</b>	<b>2,291.67</b>	<b>436.19</b>	<b>20,016.90</b>	<b>20,624.99</b>	<b>(608.09)</b>	<b>27,500.00</b>
<b>Total Expense</b>	<b>47,374.53</b>	<b>51,178.25</b>	<b>(3,803.72)</b>	<b>414,287.23</b>	<b>460,604.25</b>	<b>(46,317.02)</b>	<b>614,139.00</b>
<b>Net Ordinary Income</b>	<b>3,773.57</b>	<b>0.00</b>	<b>3,773.57</b>	<b>50,932.79</b>	<b>0.00</b>	<b>50,932.79</b>	<b>0.00</b>
<b>Net Income</b>	<b>3,773.57</b>	<b>0.00</b>	<b>3,773.57</b>	<b>50,932.79</b>	<b>0.00</b>	<b>50,932.79</b>	<b>0.00</b>

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

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>5700 Capital Reserves</b>	\$ 389,102.62	\$ 45,000.00	\$0.00	\$ (6,449.00)	\$ -	\$ 427,653.62
<b>5740 Unallocated Interest</b>	68,716.02	-	-	-	2,470.87	71,186.89
<b>Total Reserves</b>	<u>\$ 457,818.64</u>	<u>45,000.00</u>	<u>-</u>	<u>(6,449.00)</u>	<u>-</u>	<u>498,840.51</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
<b>Total</b>	<b>\$ 6,449.00</b>

**Allocation Details**

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