

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

**TABLE OF CONTENTS:**

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 November 30, 2021

12/21/21

	Nov 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Centennial OP 4627	69,669.78
1013 · Centennial Op ICS 627	125,039.66
1014 · CB CR CD 1114 .35% 12/12/22	7,102.63
1015 · Centennial CD 4373 .25% 8/8/23	21,489.88
<b>Total Operating Accounts</b>	223,301.95
<b>Reserve Accounts</b>	
1020 · Centennial MM 1904	35,002.88
1021 · Centennial RES ICS 904	286,930.17
1024 · Centennial CD 4374 .25% 8/8/23	11,354.51
1025 · N. Trust CD 7483 .100% 4/4/23	52,253.17
1026 · Centennial CD 4375 .25% 8/8/23	94,189.92
<b>Total Reserve Accounts</b>	479,730.65
<b>Total Checking/Savings</b>	703,032.60
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	42,620.27
<b>Total Accounts Receivable</b>	42,620.27
<b>Other Current Assets</b>	
1325 · Key Fobs Inventory	3,492.00
<b>Total Other Current Assets</b>	3,492.00
<b>Total Current Assets</b>	749,144.87
<b>Other Assets</b>	
1610 · Prepaid Insurance	10,311.83
1615 · Prepaid Expenses	4,000.00
1620 · Allowance for Doubtful Accounts	(62,589.10)
<b>Total Other Assets</b>	(48,277.27)
<b>TOTAL ASSETS</b>	<b>700,867.60</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	10,209.90
<b>Total Accounts Payable</b>	10,209.90
<b>Other Current Liabilities</b>	
2500 · Accrued Expense	1,400.00
3050 · Deferred Revenue (CR)	5,490.00
<b>Total Other Current Liabilities</b>	6,890.00
<b>Total Current Liabilities</b>	17,099.90
<b>Long Term Liabilities</b>	
Reserve Fund	479,730.65
<b>Total Long Term Liabilities</b>	479,730.65
<b>Total Liabilities</b>	496,830.55
<b>Equity</b>	
3200 · Retained Earnings	139,576.38
Net Income	64,460.67
<b>Total Equity</b>	204,037.05
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>700,867.60</b>

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

12/21/21

	<u>Nov 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4100 · Homeowners Maint Fees	39,330.00	39,328.25	1.75	432,630.00	432,610.75	19.25	471,939.00
4110 · Median Maintenance Income	0.00	250.00	(250.00)	3,000.00	2,750.00	250.00	3,000.00
4120 · Reserve Income	5,000.00	5,000.00	0.00	55,000.00	55,000.00	0.00	60,000.00
4130 · CR-Supp Lot Income	6,600.00	6,600.00	0.00	72,600.00	72,600.00	0.00	79,200.00
4210 · Interest Income	21.97	0.00	21.97	567.79	0.00	567.79	0.00
4215 · Late Charges	136.70	0.00	136.70	607.93	0.00	607.93	0.00
4220 · Application Fees	100.00	0.00	100.00	900.00	0.00	900.00	0.00
4315 · Other Income	0.00	0.00	0.00	405.00	0.00	405.00	0.00
4520 · Vehicle Decals Income	250.00	0.00	250.00	3,025.00	0.00	3,025.00	0.00
<b>Total Income</b>	<b>51,438.67</b>	<b>51,178.25</b>	<b>260.42</b>	<b>568,735.72</b>	<b>562,960.75</b>	<b>5,774.97</b>	<b>614,139.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7802 · Signage	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
7803 · Dog Station Supplies	0.00	250.00	(250.00)	270.60	2,750.00	(2,479.40)	3,000.00
7810 · Insurance	1,179.98	1,250.00	(70.02)	11,800.92	13,750.00	(1,949.08)	15,000.00
7825 · Website	50.00	50.00	0.00	550.00	550.00	0.00	600.00
7835 · Dues/Licenses/Fees	0.00	6.75	(6.75)	86.25	74.25	12.00	81.00
7845 · Income Tax	0.00	0.00	0.00	13.00	0.00	13.00	0.00
7875 · Social Committee	2,113.17	350.00	1,763.17	3,194.44	3,850.00	(655.56)	4,200.00
7880 · HOA Admin & Supply	949.30	754.17	195.13	2,241.19	8,295.83	(6,054.64)	9,050.00
7885 · Postage & Printing	515.57	666.67	(151.10)	2,105.82	7,333.33	(5,227.51)	8,000.00
<b>Total Administrative</b>	<b>4,808.02</b>	<b>3,410.92</b>	<b>1,397.10</b>	<b>20,262.22</b>	<b>37,520.08</b>	<b>(17,257.86)</b>	<b>40,931.00</b>
<b>Carriage Run Expenses</b>							
7190 · Ground Contract - CR	6,383.00	6,600.00	(217.00)	70,213.00	72,600.00	(2,387.00)	79,200.00
<b>Total Carriage Run Expenses</b>	<b>6,383.00</b>	<b>6,600.00</b>	<b>(217.00)</b>	<b>70,213.00</b>	<b>72,600.00</b>	<b>(2,387.00)</b>	<b>79,200.00</b>
<b>Grounds</b>							
7110 · Grounds Contract	11,321.00	11,321.00	0.00	124,531.00	124,531.00	0.00	135,852.00
7120 · Property Improvements	2,727.46	2,916.67	(189.21)	36,546.13	32,083.33	4,462.80	35,000.00
7140 · Tree Trimming	0.00	708.33	(708.33)	8,137.50	7,791.67	345.83	8,500.00
7150 · Nature Trail Pest Control	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
7160 · Preserve Cleanout	0.00	416.67	(416.67)	0.00	4,583.33	(4,583.33)	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>14,048.46</b>	<b>15,446.00</b>	<b>(1,397.54)</b>	<b>171,617.63</b>	<b>169,906.00</b>	<b>1,711.63</b>	<b>185,352.00</b>
<b>Lakes &amp; Aerators</b>							
7210 · Lake Repair & Maint	0.00	216.67	(216.67)	4,421.87	2,383.33	2,038.54	2,600.00
7220 · Aeration Maint Contracts	0.00	135.42	(135.42)	960.86	1,489.58	(528.72)	1,625.00
7230 · Aeration Repair & Maint	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
7240 · Water Mgt Contract	2,415.67	2,345.33	70.34	26,361.29	25,798.67	562.62	28,144.00
7250 · Fountain Maint Contract	0.00	252.67	(252.67)	3,032.00	2,779.33	252.67	3,032.00
7260 · Fountain Repair & Maint	0.00	333.33	(333.33)	5,900.74	3,666.67	2,234.07	4,000.00
<b>Total Lakes &amp; Aerators</b>	<b>2,415.67</b>	<b>3,366.75</b>	<b>(951.08)</b>	<b>40,676.76</b>	<b>37,034.25</b>	<b>3,642.51</b>	<b>40,401.00</b>
<b>Legal &amp; Professional</b>							
7821 · Financial Review	0.00	383.33	(383.33)	5,536.00	4,216.67	1,319.33	4,600.00
7822 · Legal Fees - General	210.00	833.33	(623.33)	9,920.94	9,166.67	754.27	10,000.00
7870 · Management Fees	2,400.00	2,400.00	0.00	26,400.00	26,400.00	0.00	28,800.00
<b>Total Legal &amp; Professional</b>	<b>2,610.00</b>	<b>3,616.66</b>	<b>(1,006.66)</b>	<b>41,856.94</b>	<b>39,783.34</b>	<b>2,073.60</b>	<b>43,400.00</b>
<b>Other Expenses</b>							
7990 · Capital Reserves	5,000.00	5,000.00	0.00	55,000.00	55,000.00	0.00	60,000.00
7991 · New Capital Purchases	0.00	2,500.00	(2,500.00)	5,300.00	27,500.00	(22,200.00)	30,000.00
<b>Total Other Expenses</b>	<b>5,000.00</b>	<b>7,500.00</b>	<b>(2,500.00)</b>	<b>60,300.00</b>	<b>82,500.00</b>	<b>(22,200.00)</b>	<b>90,000.00</b>
<b>Pools</b>							
7310 · Pool Contract	0.00	1,400.00	(1,400.00)	14,000.00	15,400.00	(1,400.00)	16,800.00
7320 · Pool Repair & Maint	0.00	416.67	(416.67)	0.00	4,583.33	(4,583.33)	5,000.00
7330 · Gas Pool Heating	446.49	2,083.33	(1,636.84)	13,637.07	22,916.67	(9,279.60)	25,000.00
7340 · Annual Fees	0.00	54.17	(54.17)	625.35	595.83	29.52	650.00
<b>Total Pools</b>	<b>446.49</b>	<b>3,954.17</b>	<b>(3,507.68)</b>	<b>28,262.42</b>	<b>43,495.83</b>	<b>(15,233.41)</b>	<b>47,450.00</b>

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

	Nov 21	Budget	\$ Over Budget	Jan - Nov 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Recreation Centers</b>							
7405 · Janitorial Services	1,000.00	1,250.00	(250.00)	11,300.00	13,750.00	(2,450.00)	15,000.00
7410 · Janitorial Supplies	0.00	166.67	(166.67)	710.33	1,833.33	(1,123.00)	2,000.00
7420 · Rec Center Repair & Maint	965.00	958.33	6.67	2,146.49	10,541.67	(8,395.18)	11,500.00
7440 · Exercise Equip Contract	0.00	133.75	(133.75)	1,337.50	1,471.25	(133.75)	1,605.00
7450 · Exercise Equip Repair	0.00	166.67	(166.67)	341.08	1,833.33	(1,492.25)	2,000.00
7460 · Pest Control - Pool Area	150.00	208.33	(58.33)	1,575.00	2,291.67	(716.67)	2,500.00
7470 · Handyman Services	2,400.00	1,500.00	900.00	17,281.30	16,500.00	781.30	18,000.00
7480 · Charleston Internet & Phone	252.61	283.33	(30.72)	2,746.24	3,116.67	(370.43)	3,400.00
7490 · Seven Oaks Internet/TV/Phone	288.53	200.00	88.53	3,016.35	2,200.00	816.35	2,400.00
<b>Total Recreation Centers</b>	5,056.14	4,867.08	189.06	40,454.29	53,537.92	(13,083.63)	58,405.00
<b>Security</b>							
7730 · Security Repair & Maint	0.00	125.00	(125.00)	5,634.14	1,375.00	4,259.14	1,500.00
<b>Total Security</b>	0.00	125.00	(125.00)	5,634.14	1,375.00	4,259.14	1,500.00
<b>Utilities</b>							
7510 · Water/Sewer/Garbage	730.76	666.67	64.09	7,346.47	7,333.33	13.14	8,000.00
7520 · Electric	1,780.52	1,625.00	155.52	17,651.18	17,875.00	(223.82)	19,500.00
<b>Total Utilities</b>	2,511.28	2,291.67	219.61	24,997.65	25,208.33	(210.68)	27,500.00
<b>Total Expense</b>	43,279.06	51,178.25	(7,899.19)	504,275.05	562,960.75	(58,685.70)	614,139.00
<b>Net Ordinary Income</b>	8,159.61	0.00	8,159.61	64,460.67	0.00	64,460.67	0.00
<b>Net Income</b>	<b>8,159.61</b>	<b>0.00</b>	<b>8,159.61</b>	<b>64,460.67</b>	<b>0.00</b>	<b>64,460.67</b>	<b>0.00</b>

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

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>5700 Capital Reserves</b>	\$ 389,102.62	\$ 55,000.00	\$0.00	\$ (35,774.00)	\$ -	\$ 408,328.62
<b>5740 Unallocated Interest</b>	68,716.02	-	-	-	2,686.01	71,402.03
<b>Total Reserves</b>	<u>\$ 457,818.64</u>	<u>55,000.00</u>	<u>-</u>	<u>(35,774.00)</u>	<u>-</u>	<u>479,730.65</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
10/20/21-Florida Playgrounds-35% deposit for playground installation	\$ 29,325.00
<b>Total</b>	<b>\$ 35,774.00</b>

**Allocation Details**

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