

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**FINANCIAL REPORTS**  
**January 31, 2022**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

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RESERVE BALANCES

**Prepared By: Sunstate Association Management Group, Inc.**

**University Place Neighborhood Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of January 31, 2022

02/23/22

	Jan 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Centennial OP 4627	66,046.08
1013 · Centennial Op ICS 627	120,104.30
1014 · CB CR CD 1114 .35% 12/12/22	7,108.83
1015 · Centennial CD 4373 .25% 8/8/23	21,489.88
<b>Total Operating Accounts</b>	214,749.09
<b>Reserve Accounts</b>	
1020 · Centennial MM 1904	35,002.97
1021 · Centennial RES ICS 904	296,960.71
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>	489,761.28
<b>Total Checking/Savings</b>	704,510.37
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	34,069.99
<b>Total Accounts Receivable</b>	34,069.99
<b>Other Current Assets</b>	
1325 · Key Fobs Inventory	3,417.00
<b>Total Other Current Assets</b>	3,417.00
<b>Total Current Assets</b>	741,997.36
<b>Other Assets</b>	
1610 · Prepaid Insurance	8,550.87
1615 · Prepaid Expenses	2,000.00
1620 · Allowance for Doubtful Accounts	(62,589.10)
<b>Total Other Assets</b>	(52,038.23)
<b>TOTAL ASSETS</b>	<b>689,959.13</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	10,110.82
<b>Total Accounts Payable</b>	10,110.82
<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>	17,000.82
<b>Long Term Liabilities</b>	
Reserve Fund	489,761.28
<b>Total Long Term Liabilities</b>	489,761.28
<b>Total Liabilities</b>	506,762.10
<b>Equity</b>	
3150 · Prior Period Adjustment	2,130.76
3200 · Retained Earnings	179,161.17
Net Income	1,905.10
<b>Total Equity</b>	183,197.03
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>689,959.13</b>

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

January 2022

	Jan 22	Budget	\$ Over Budget	Jan 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4100 - Homeowners Maint Fees	34,897.00	34,898.87	(1.87)	34,897.00	34,898.87	(1.87)	418,786.00
4110 - Median Maintenance Income	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
4120 - Reserve Income	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	60,000.00
4130 - CR-Supp Lot Income	6,600.00	6,600.00	0.00	6,600.00	6,600.00	0.00	79,200.00
4210 - Interest Income	9.74	0.00	9.74	9.74	0.00	9.74	0.00
4215 - Late Charges	275.99	0.00	275.99	275.99	0.00	275.99	0.00
4220 - Application Fees	200.00	0.00	200.00	200.00	0.00	200.00	0.00
4520 - Vehicle Decals Income	175.00	0.00	175.00	175.00	0.00	175.00	0.00
<b>Total Income</b>	<b>47,157.73</b>	<b>46,748.87</b>	<b>408.86</b>	<b>47,157.73</b>	<b>46,748.87</b>	<b>408.86</b>	<b>560,986.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7802 - Signage	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7803 - Dog Station Supplies	84.80	83.37	1.43	84.80	83.37	1.43	1,000.00
7810 - Insurance	1,179.98	1,083.37	96.61	1,179.98	1,083.37	96.61	13,000.00
7825 - Website	50.00	50.00	0.00	50.00	50.00	0.00	600.00
7835 - Dues/Licenses/Fees	61.25	7.13	54.12	61.25	7.13	54.12	86.00
7845 - Income Tax	0.00	70.87	(70.87)	0.00	70.87	(70.87)	850.00
7875 - Social Committee	97.79	350.00	(252.21)	97.79	350.00	(252.21)	4,200.00
7880 - HOA Admin & Supply	73.85	166.63	(92.78)	73.85	166.63	(92.78)	2,000.00
7885 - Postage & Printing/Meetings	196.40	416.63	(220.23)	196.40	416.63	(220.23)	5,000.00
<b>Total Administrative</b>	<b>1,744.07</b>	<b>2,269.63</b>	<b>(525.56)</b>	<b>1,744.07</b>	<b>2,269.63</b>	<b>(525.56)</b>	<b>27,236.00</b>
<b>Carriage Run Expenses</b>							
7190 - Ground Contract - CR	6,383.00	6,600.00	(217.00)	6,383.00	6,600.00	(217.00)	79,200.00
<b>Total Carriage Run Expenses</b>	<b>6,383.00</b>	<b>6,600.00</b>	<b>(217.00)</b>	<b>6,383.00</b>	<b>6,600.00</b>	<b>(217.00)</b>	<b>79,200.00</b>
<b>Grounds</b>							
7110 - Grounds Contract	11,321.00	11,333.37	(12.37)	11,321.00	11,333.37	(12.37)	136,000.00
7120 - Property Improvements	5,068.94	1,750.00	3,318.94	5,068.94	1,750.00	3,318.94	21,000.00
7140 - Tree Trimming	0.00	833.37	(833.37)	0.00	833.37	(833.37)	10,000.00
7150 - Nature Trail Pest Control	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7160 - Preserve Cleanout	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
<b>Total Grounds</b>	<b>16,389.94</b>	<b>14,416.74</b>	<b>1,973.20</b>	<b>16,389.94</b>	<b>14,416.74</b>	<b>1,973.20</b>	<b>173,000.00</b>
<b>Lakes &amp; Aerators</b>							
7210 - Lake Repair & Maint	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7220 - Aeration Maint Contracts	480.43	83.37	397.06	480.43	83.37	397.06	1,000.00
7230 - Aeration Repair & Maint	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7240 - Water Mgt Contract	2,415.66	2,416.63	(0.97)	2,415.66	2,416.63	(0.97)	29,000.00
7250 - Fountain Maint Contract	758.00	258.37	499.63	758.00	258.37	499.63	3,100.00
7260 - Fountain Repair & Maint	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
<b>Total Lakes &amp; Aerators</b>	<b>3,654.09</b>	<b>3,341.74</b>	<b>312.35</b>	<b>3,654.09</b>	<b>3,341.74</b>	<b>312.35</b>	<b>40,100.00</b>
<b>Legal &amp; Professional</b>							
7821 - Financial Review	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
7822 - Legal Fees - General	0.00	833.37	(833.37)	0.00	833.37	(833.37)	10,000.00
7870 - Management Fees	2,400.00	2,400.00	0.00	2,400.00	2,400.00	0.00	28,800.00
<b>Total Legal &amp; Professional</b>	<b>2,400.00</b>	<b>3,733.37</b>	<b>(1,333.37)</b>	<b>2,400.00</b>	<b>3,733.37</b>	<b>(1,333.37)</b>	<b>44,800.00</b>
<b>Other Expenses</b>							
7990 - Capital Reserves	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	60,000.00
7991 - New Capital Purchases	0.00	833.37	(833.37)	0.00	833.37	(833.37)	10,000.00
<b>Total Other Expenses</b>	<b>5,000.00</b>	<b>5,833.37</b>	<b>(833.37)</b>	<b>5,000.00</b>	<b>5,833.37</b>	<b>(833.37)</b>	<b>70,000.00</b>
<b>Pools</b>							
7310 - Pool Contract	1,400.00	1,400.00	0.00	1,400.00	1,400.00	0.00	16,800.00
7320 - Pool Repair & Maint	495.83	416.63	79.20	495.83	416.63	79.20	5,000.00
7330 - Gas Pool Heating	2,186.26	1,958.37	227.89	2,186.26	1,958.37	227.89	23,500.00
7340 - Annual Fees	0.00	54.13	(54.13)	0.00	54.13	(54.13)	650.00
<b>Total Pools</b>	<b>4,082.09</b>	<b>3,829.13</b>	<b>252.96</b>	<b>4,082.09</b>	<b>3,829.13</b>	<b>252.96</b>	<b>45,950.00</b>
<b>Recreation Centers</b>							
7405 - Janitorial Services	1,000.00	1,125.00	(125.00)	1,000.00	1,125.00	(125.00)	13,500.00
7410 - Janitorial Supplies	21.39	166.63	(145.24)	21.39	166.63	(145.24)	2,000.00
7420 - Rec Center Repair & Maint	0.00	833.37	(833.37)	0.00	833.37	(833.37)	10,000.00
7440 - Exercise Equip Contract	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7450 - Exercise Equip Repair	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7460 - Pest Control - Pool Area	163.50	166.63	(3.13)	163.50	166.63	(3.13)	2,000.00
7470 - Handyman Services	550.00	1,291.63	(741.63)	550.00	1,291.63	(741.63)	15,500.00
7480 - Charleston Internet & Phone	252.61	250.00	2.61	252.61	250.00	2.61	3,000.00
7490 - Seven Oaks Internet/TV/Phone	288.53	266.63	21.90	288.53	266.63	21.90	3,200.00
<b>Total Recreation Centers</b>	<b>2,276.03</b>	<b>4,433.15</b>	<b>(2,157.12)</b>	<b>2,276.03</b>	<b>4,433.15</b>	<b>(2,157.12)</b>	<b>53,200.00</b>
<b>Security</b>							
7730 - Security Repair & Maint	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
<b>Total Security</b>	<b>0.00</b>	<b>41.63</b>	<b>(41.63)</b>	<b>0.00</b>	<b>41.63</b>	<b>(41.63)</b>	<b>500.00</b>
<b>Utilities</b>							
7510 - Water/Sewer/Garbage	1,024.56	583.37	441.19	1,024.56	583.37	441.19	7,000.00
7520 - Electric	2,298.85	1,666.63	632.22	2,298.85	1,666.63	632.22	20,000.00
<b>Total Utilities</b>	<b>3,323.41</b>	<b>2,250.00</b>	<b>1,073.41</b>	<b>3,323.41</b>	<b>2,250.00</b>	<b>1,073.41</b>	<b>27,000.00</b>
<b>Total Expense</b>	<b>45,252.63</b>	<b>46,748.76</b>	<b>(1,496.13)</b>	<b>45,252.63</b>	<b>46,748.76</b>	<b>(1,496.13)</b>	<b>560,986.00</b>
<b>Net Ordinary Income</b>	<b>1,905.10</b>	<b>0.11</b>	<b>1,904.99</b>	<b>1,905.10</b>	<b>0.11</b>	<b>1,904.99</b>	<b>0.00</b>
<b>Net Income</b>	<b>1,905.10</b>	<b>0.11</b>	<b>1,904.99</b>	<b>1,905.10</b>	<b>0.11</b>	<b>1,904.99</b>	<b>0.00</b>

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**Reserve Balances**  
**January 31, 2022**

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>5700 Capital Reserves</b>	\$ 413,328.62	\$ 5,000.00	\$0.00	\$ -	\$ -	\$ 418,328.62
<b>5740 Unallocated Interest</b>	71,417.27	-	-	-	15.39	71,432.66
<b>Total Reserves</b>	<u><u>\$ 484,745.89</u></u>	<u><u>5,000.00</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>489,761.28</u></u>

Expense Details

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Allocation Details

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Total \$ -

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Total \$0.00

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