

UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC
FINANCIAL REPORTS
March 31, 2022

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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 March 31, 2022

04/20/22

	Mar 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Centennial OP 4627	73,386.23
1013 · Centennial Op ICS 627	116,095.11
1014 · CB CR CD 1114 .35% 12/12/22	7,114.97
1015 · Centennial CD 4373 .25% 8/8/23	21,503.42
Total Operating Accounts	218,099.73
Reserve Accounts	
1020 · Centennial MM 1904	35,002.97
1021 · Centennial RES ICS 904	306,990.58
1024 · Centennial CD 4374 .25% 8/8/23	11,361.66
1025 · N. Trust CD 7483 .100% 4/4/23	52,279.09
1026 · Centennial CD 4375 .25% 8/8/23	94,249.27
Total Reserve Accounts	499,883.57
Total Checking/Savings	717,983.30
Accounts Receivable	
1100 · Accounts Receivable	33,552.65
Total Accounts Receivable	33,552.65
Other Current Assets	
1325 · Key Fobs Inventory	3,242.00
Total Other Current Assets	3,242.00
Total Current Assets	754,777.95
Other Assets	
1610 · Prepaid Insurance	6,192.33
1615 · Prepaid Expenses	4,600.00
1620 · Allowance for Doubtful Accounts	(62,589.10)
Total Other Assets	(51,796.77)
TOTAL ASSETS	702,981.18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	16,951.12
Total Accounts Payable	16,951.12
Other Current Liabilities	
3050 · Deferred Revenue (CR)	5,490.00
Total Other Current Liabilities	5,490.00
Total Current Liabilities	22,441.12
Long Term Liabilities	
Reserve Fund	499,883.57
Total Long Term Liabilities	499,883.57
Total Liabilities	522,324.69
Equity	
3150 · Prior Period Adjustment	5,509.87
3200 · Retained Earnings	177,762.17
Net Income	(2,615.55)
Total Equity	180,656.49
TOTAL LIABILITIES & EQUITY	702,981.18

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

March 2022

	Mar 22	Budget	\$ Over Budget	Jan - Mar 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4100 - Homeowners Maint Fees	34,897.00	34,898.83	(1.83)	104,691.00	104,696.53	(5.53)	418,786.00
4110 - Median Maintenance Income	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
4120 - Reserve Income	5,000.00	5,000.00	0.00	15,000.00	15,000.00	0.00	60,000.00
4130 - CR-Supp Lot Income	6,600.00	6,600.00	0.00	19,800.00	19,800.00	0.00	79,200.00
4210 - Interest Income	15.22	0.00	15.22	46.67	0.00	46.67	0.00
4215 - Late Charges	191.80	0.00	191.80	553.01	0.00	553.01	0.00
4220 - Application Fees	0.00	0.00	0.00	400.00	0.00	400.00	0.00
4315 - Other Income	(1.00)	0.00	(1.00)	(1.00)	0.00	(1.00)	0.00
4520 - Vehicle Decals Income	400.00	0.00	400.00	750.00	0.00	750.00	0.00
Total Income	47,103.02	46,748.83	354.19	141,239.68	140,246.53	993.15	560,986.00
Expense							
Administrative							
7802 - Signage	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
7803 - Dog Station Supplies	0.00	83.33	(83.33)	934.65	250.03	684.62	1,000.00
7810 - Insurance	1,178.56	1,083.33	95.23	3,538.52	3,250.03	288.49	13,000.00
7825 - Website	50.00	50.00	0.00	150.00	150.00	0.00	600.00
7835 - Dues/Licenses/Fees	0.00	7.17	(7.17)	61.25	21.47	39.78	86.00
7845 - Income Tax	0.00	70.83	(70.83)	0.00	212.53	(212.53)	850.00
7875 - Social Committee	435.55	350.00	85.55	533.34	1,050.00	(516.66)	4,200.00
7880 - HOA Admin & Supply	59.05	166.67	(107.62)	184.80	499.97	(315.17)	2,000.00
7885 - Postage & Printing/Meetings	404.91	416.67	(11.76)	869.07	1,249.97	(380.90)	5,000.00
Total Administrative	2,128.07	2,269.67	(141.60)	6,271.63	6,808.97	(537.34)	27,236.00
Carriage Run Expenses							
7190 - Ground Contract - CR	8,429.69	6,600.00	1,829.69	21,195.69	19,800.00	1,395.69	79,200.00
Total Carriage Run Expenses	8,429.69	6,600.00	1,829.69	21,195.69	19,800.00	1,395.69	79,200.00
Grounds							
7110 - Grounds Contract	11,321.00	11,333.33	(12.33)	33,963.00	34,000.03	(37.03)	136,000.00
7120 - Property Improvements	614.35	1,750.00	(1,135.65)	6,588.96	5,250.00	1,338.96	21,000.00
7140 - Tree Trimming	0.00	833.33	(833.33)	250.00	2,500.03	(2,250.03)	10,000.00
7150 - Nature Trail Pest Control	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
7160 - Preserve Cleanout	0.00	416.67	(416.67)	0.00	1,249.97	(1,249.97)	5,000.00
Total Grounds	11,935.35	14,416.66	(2,481.31)	40,801.96	43,250.06	(2,448.10)	173,000.00
Lakes & Aerators							
7210 - Lake Repair & Maint	0.00	83.33	(83.33)	1,116.06	250.03	866.03	1,000.00
7220 - Aeration Maint Contracts	0.00	83.33	(83.33)	480.43	250.03	230.40	1,000.00
7230 - Aeration Repair & Maint	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
7240 - Water Mgt Contract	2,584.76	2,416.67	168.09	7,416.09	7,249.97	166.12	29,000.00
7250 - Fountain Maint Contract	0.00	258.33	(258.33)	758.00	775.03	(17.03)	3,100.00
7260 - Fountain Repair & Maint	0.00	416.67	(416.67)	0.00	1,249.97	(1,249.97)	5,000.00
Total Lakes & Aerators	2,584.76	3,341.66	(756.90)	9,770.58	10,025.06	(254.48)	40,100.00
Legal & Professional							
7821 - Financial Review	5,288.00	500.00	4,788.00	5,288.00	1,500.00	3,788.00	6,000.00
7822 - Legal Fees - General	60.00	833.33	(773.33)	2,405.00	2,500.03	(95.03)	10,000.00
7870 - Management Fees	2,400.00	2,400.00	0.00	7,200.00	7,200.00	0.00	28,800.00
Total Legal & Professional	7,748.00	3,733.33	4,014.67	14,893.00	11,200.03	3,692.97	44,800.00
Other Expenses							
7990 - Capital Reserves	5,000.00	5,000.00	0.00	15,000.00	15,000.00	0.00	60,000.00
7991 - New Capital Purchases	0.00	833.33	(833.33)	0.00	2,500.03	(2,500.03)	10,000.00
Total Other Expenses	5,000.00	5,833.33	(833.33)	15,000.00	17,500.03	(2,500.03)	70,000.00
Pools							
7310 - Pool Contract	1,400.00	1,400.00	0.00	4,200.00	4,200.00	0.00	16,800.00
7320 - Pool Repair & Maint	798.53	416.67	381.86	2,836.18	1,249.97	1,586.21	5,000.00
7330 - Gas Pool Heating	3,479.70	1,958.33	1,521.37	10,445.29	5,875.03	4,570.26	23,500.00
7340 - Annual Fees	0.00	54.17	(54.17)	0.00	162.47	(162.47)	650.00
Total Pools	5,678.23	3,829.17	1,849.06	17,481.47	11,487.47	5,994.00	45,950.00
Recreation Centers							
7405 - Janitorial Services	1,000.00	1,125.00	(125.00)	3,000.00	3,375.00	(375.00)	13,500.00
7410 - Janitorial Supplies	0.00	166.67	(166.67)	21.39	499.97	(478.58)	2,000.00
7420 - Rec Center Repair & Maint	193.38	833.33	(639.95)	582.86	2,500.03	(1,917.17)	10,000.00
7440 - Exercise Equip Contract	0.00	166.67	(166.67)	0.00	499.97	(499.97)	2,000.00
7450 - Exercise Equip Repair	0.00	166.67	(166.67)	0.00	499.97	(499.97)	2,000.00
7460 - Pest Control - Pool Area	163.50	166.67	(3.17)	490.50	499.97	(9.47)	2,000.00
7470 - Handyman Services	2,757.50	1,291.67	1,465.83	3,857.50	3,874.97	(17.47)	15,500.00
7480 - Charleston Internet & Phone	256.38	250.00	6.38	760.37	750.00	10.37	3,000.00
7490 - Seven Oaks Internet/TV/Phone	306.17	266.67	39.50	900.87	799.97	100.90	3,200.00
Total Recreation Centers	4,676.93	4,433.35	243.58	9,613.49	13,299.85	(3,686.36)	53,200.00
Security							
7730 - Security Repair & Maint	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
Total Security	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
Utilities							
7510 - Water/Sewer/Garbage	1,131.78	583.33	548.45	3,066.90	1,750.03	1,316.87	7,000.00
7520 - Electric	1,709.53	1,666.67	42.86	5,760.51	4,999.97	760.54	20,000.00
Total Utilities	2,841.31	2,250.00	591.31	8,827.41	6,750.00	2,077.41	27,000.00
Total Expense	51,022.34	46,748.84	4,273.50	143,855.23	140,246.44	3,608.79	560,986.00
Net Ordinary Income	(3,919.32)	(0.01)	(3,919.31)	(2,615.55)	0.09	(2,615.64)	0.00
Net Income	(3,919.32)	(0.01)	(3,919.31)	(2,615.55)	0.09	(2,615.64)	0.00

UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC
Reserve Balances
March 31, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5700 Capital Reserves	\$ 413,328.62	\$ 15,000.00	\$0.00	\$ -	\$ -	\$ 428,328.62
5740 Unallocated Interest	71,417.27	-	-	-	137.68	71,554.95
Total Reserves	<u><u>\$ 484,745.89</u></u>	<u><u>15,000.00</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>499,883.57</u></u>

Expense Details

Allocation Details

Total \$ -

Total \$0.00
