

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

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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

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

06/15/22

	May 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Centennial OP 4627	70,762.51
1013 · Centennial Op ICS 627	117,114.74
1014 · CB CR CD 1114 .35% 12/12/22	7,114.97
1015 · Centennial CD 4373 .25% 8/8/23	21,516.53
1019 · Due to/From Operating	43,803.48
<b>Total Operating Accounts</b>	260,312.23
<b>Reserve Accounts</b>	
1020 · Centennial MM 1904	35,002.97
1021 · Centennial RES ICS 904	278,430.85
1024 · Centennial CD 4374 .25% 8/8/23	11,368.59
1025 · N. Trust CD 7483 .100% 4/4/23	52,279.09
1026 · Centennial CD 4375 .25% 8/8/23	94,306.72
1029 · Due to/From Reserves	(43,803.48)
<b>Total Reserve Accounts</b>	427,584.74
<b>Total Checking/Savings</b>	687,896.97
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	35,992.07
<b>Total Accounts Receivable</b>	35,992.07
<b>Other Current Assets</b>	
1325 · Key Fobs Inventory	3,167.00
<b>Total Other Current Assets</b>	3,167.00
<b>Total Current Assets</b>	727,056.04
<b>Other Assets</b>	
1610 · Prepaid Insurance	3,835.21
1615 · Prepaid Expenses	2,500.00
1620 · Allowance for Doubtful Accounts	(62,589.10)
<b>Total Other Assets</b>	(56,253.89)
<b>TOTAL ASSETS</b>	<b>670,802.15</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	53,303.83
<b>Total Accounts Payable</b>	53,303.83
<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>	58,793.83
<b>Long Term Liabilities</b>	
Reserve Fund	427,584.74
<b>Total Long Term Liabilities</b>	427,584.74
<b>Total Liabilities</b>	486,378.57
<b>Equity</b>	
3150 · Prior Period Adjustment	5,509.87
3200 · Retained Earnings	177,762.17
Net Income	1,151.54
<b>Total Equity</b>	184,423.58
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>670,802.15</b>

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

May 2022

	May 22	Budget	\$ Over Bud...	Jan - May 22	YTD Budget	\$ Over Bud...	Annual Bu...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4100 · Homeowners Maint Fees	34,897.00	34,898.83	(1.83)	174,485.00	174,494.19	(9.19)	418,786.00
4110 · Median Maintenance Income	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)	3,000.00
4120 · Reserve Income	5,000.00	5,000.00	0.00	25,000.00	25,000.00	0.00	60,000.00
4130 · CR-Supp Lot Income	6,600.00	6,600.00	0.00	33,000.00	33,000.00	0.00	79,200.00
4210 · Interest Income	23.20	0.00	23.20	78.28	0.00	78.28	0.00
4215 · Late Charges	65.92	0.00	65.92	711.38	0.00	711.38	0.00
4220 · Application Fees	100.00	0.00	100.00	500.00	0.00	500.00	0.00
4315 · Other Income	200.00	0.00	200.00	199.00	0.00	199.00	0.00
4520 · Vehicle Decals Income	275.00	0.00	275.00	1,125.00	0.00	1,125.00	0.00
<b>Total Income</b>	<b>47,161.12</b>	<b>46,748.83</b>	<b>412.29</b>	<b>235,098.66</b>	<b>233,744.19</b>	<b>1,354.47</b>	<b>560,986.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7802 · Signage	0.00	41.67	(41.67)	0.00	208.31	(208.31)	500.00
7803 · Dog Station Supplies	0.00	83.33	(83.33)	1,018.05	416.69	601.36	1,000.00
7810 · Insurance	1,178.56	1,083.33	95.23	5,895.64	5,416.69	478.95	13,000.00
7825 · Website	50.00	50.00	0.00	250.00	250.00	0.00	600.00
7835 · Dues/Licenses/Fees	0.00	7.17	(7.17)	61.25	35.81	25.44	86.00
7845 · Income Tax	0.00	70.83	(70.83)	0.00	354.19	(354.19)	850.00
7875 · Social Committee	162.84	350.00	(187.16)	1,298.81	1,750.00	(451.19)	4,200.00
7880 · HOA Admin & Supply	428.74	166.67	262.07	783.80	833.31	(49.51)	2,000.00
7885 · Postage & Printing/Meetings	754.92	416.67	338.25	3,199.58	2,083.31	1,116.27	5,000.00
<b>Total Administrative</b>	<b>2,575.06</b>	<b>2,269.67</b>	<b>305.39</b>	<b>12,507.13</b>	<b>11,348.31</b>	<b>1,158.82</b>	<b>27,236.00</b>
<b>Carriage Run Expenses</b>							
7190 · Ground Contract - CR	6,383.00	6,600.00	(217.00)	33,961.69	33,000.00	961.69	79,200.00
<b>Total Carriage Run Expenses</b>	<b>6,383.00</b>	<b>6,600.00</b>	<b>(217.00)</b>	<b>33,961.69</b>	<b>33,000.00</b>	<b>961.69</b>	<b>79,200.00</b>
<b>Grounds</b>							
7110 · Grounds Contract	11,321.00	11,333.33	(12.33)	56,605.00	56,666.69	(61.69)	136,000.00
7120 · Property Improvements	1,105.79	1,750.00	(644.21)	8,571.71	8,750.00	(178.29)	21,000.00
7140 · Tree Trimming	0.00	833.33	(833.33)	250.00	4,166.69	(3,916.69)	10,000.00
7150 · Nature Trail Pest Control	0.00	83.33	(83.33)	0.00	416.69	(416.69)	1,000.00
7160 · Preserve Cleanout	0.00	416.67	(416.67)	0.00	2,083.31	(2,083.31)	5,000.00
<b>Total Grounds</b>	<b>12,426.79</b>	<b>14,416.66</b>	<b>(1,989.87)</b>	<b>65,426.71</b>	<b>72,083.38</b>	<b>(6,656.67)</b>	<b>173,000.00</b>
<b>Lakes &amp; Aerators</b>							
7210 · Lake Repair & Maint	0.00	83.33	(83.33)	1,116.06	416.69	699.37	1,000.00
7220 · Aeration Maint Contracts	0.00	83.33	(83.33)	480.43	416.69	63.74	1,000.00
7230 · Aeration Repair & Maint	0.00	83.33	(83.33)	0.00	416.69	(416.69)	1,000.00
7240 · Water Mgt Contract	2,262.30	2,416.67	(154.37)	12,340.80	12,083.31	257.49	29,000.00
7250 · Fountain Maint Contract	0.00	258.33	(258.33)	1,569.06	1,291.69	277.37	3,100.00
7260 · Fountain Repair & Maint	0.00	416.67	(416.67)	0.00	2,083.31	(2,083.31)	5,000.00
<b>Total Lakes &amp; Aerators</b>	<b>2,262.30</b>	<b>3,341.66</b>	<b>(1,079.36)</b>	<b>15,506.35</b>	<b>16,708.38</b>	<b>(1,202.03)</b>	<b>40,100.00</b>
<b>Legal &amp; Professional</b>							
7821 · Financial Review	0.00	500.00	(500.00)	5,288.00	2,500.00	2,788.00	6,000.00
7822 · Legal Fees - General	0.00	833.33	(833.33)	3,358.54	4,166.69	(808.15)	10,000.00
7870 · Management Fees	2,400.00	2,400.00	0.00	12,000.00	12,000.00	0.00	28,800.00
<b>Total Legal &amp; Professional</b>	<b>2,400.00</b>	<b>3,733.33</b>	<b>(1,333.33)</b>	<b>20,646.54</b>	<b>18,666.69</b>	<b>1,979.85</b>	<b>44,800.00</b>
<b>Other Expenses</b>							
7990 · Capital Reserves	5,000.00	5,000.00	0.00	25,000.00	25,000.00	0.00	60,000.00
7991 · New Capital Purchases	0.00	833.33	(833.33)	0.00	4,166.69	(4,166.69)	10,000.00
<b>Total Other Expenses</b>	<b>5,000.00</b>	<b>5,833.33</b>	<b>(833.33)</b>	<b>25,000.00</b>	<b>29,166.69</b>	<b>(4,166.69)</b>	<b>70,000.00</b>
<b>Pools</b>							
7310 · Pool Contract	1,400.00	1,400.00	0.00	7,000.00	7,000.00	0.00	16,800.00
7320 · Pool Repair & Maint	2,041.17	416.67	1,624.50	8,987.76	2,083.31	6,904.45	5,000.00
7330 · Gas Pool Heating	1,570.73	1,958.33	(387.60)	13,234.72	9,791.69	3,443.03	23,500.00
7340 · Annual Fees	625.35	54.17	571.18	625.35	270.81	354.54	650.00
<b>Total Pools</b>	<b>5,637.25</b>	<b>3,829.17</b>	<b>1,808.08</b>	<b>29,847.83</b>	<b>19,145.81</b>	<b>10,702.02</b>	<b>45,950.00</b>

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

May 2022

	May 22	Budget	\$ Over Bud...	Jan - May 22	YTD Budget	\$ Over Bud...	Annual Bu...
<b>Recreation Centers</b>							
7405 · Janitorial Services	1,000.00	1,125.00	(125.00)	5,000.00	5,625.00	(625.00)	13,500.00
7410 · Janitorial Supplies	0.00	166.67	(166.67)	42.78	833.31	(790.53)	2,000.00
7420 · Rec Center Repair & Maint	1,026.79	833.33	193.46	1,609.65	4,166.69	(2,557.04)	10,000.00
7440 · Exercise Equip Contract	0.00	166.67	(166.67)	0.00	833.31	(833.31)	2,000.00
7450 · Exercise Equip Repair	0.00	166.67	(166.67)	0.00	833.31	(833.31)	2,000.00
7460 · Pest Control - Pool Area	163.50	166.67	(3.17)	892.50	833.31	59.19	2,000.00
7470 · Handyman Services	1,440.00	1,291.67	148.33	5,887.50	6,458.31	(570.81)	15,500.00
7480 · Charleston Internet & Phone	255.78	250.00	5.78	1,272.53	1,250.00	22.53	3,000.00
7490 · Seven Oaks Internet/TV/Phone	306.17	266.67	39.50	1,513.21	1,333.31	179.90	3,200.00
<b>Total Recreation Centers</b>	<b>4,192.24</b>	<b>4,433.35</b>	<b>(241.11)</b>	<b>16,218.17</b>	<b>22,166.55</b>	<b>(5,948.38)</b>	<b>53,200.00</b>
<b>Security</b>							
7730 · Security Repair & Maint	0.00	41.67	(41.67)	0.00	208.31	(208.31)	500.00
<b>Total Security</b>	<b>0.00</b>	<b>41.67</b>	<b>(41.67)</b>	<b>0.00</b>	<b>208.31</b>	<b>(208.31)</b>	<b>500.00</b>
<b>Utilities</b>							
7510 · Water/Sewer/Garbage	807.12	583.33	223.79	4,955.97	2,916.69	2,039.28	7,000.00
7520 · Electric	1,959.17	1,666.67	292.50	9,876.73	8,333.31	1,543.42	20,000.00
<b>Total Utilities</b>	<b>2,766.29</b>	<b>2,250.00</b>	<b>516.29</b>	<b>14,832.70</b>	<b>11,250.00</b>	<b>3,582.70</b>	<b>27,000.00</b>
<b>Total Expense</b>	<b>43,642.93</b>	<b>46,748.84</b>	<b>(3,105.91)</b>	<b>233,947.12</b>	<b>233,744.12</b>	<b>203.00</b>	<b>560,986.00</b>
<b>Net Ordinary Income</b>	<b>3,518.19</b>	<b>(0.01)</b>	<b>3,518.20</b>	<b>1,151.54</b>	<b>0.07</b>	<b>1,151.47</b>	<b>0.00</b>
<b>Net Income</b>	<b>3,518.19</b>	<b>(0.01)</b>	<b>3,518.20</b>	<b>1,151.54</b>	<b>0.07</b>	<b>1,151.47</b>	<b>0.00</b>

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

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>5700 Capital Reserves</b>	\$ 413,328.62	\$ 25,000.00	\$0.00	\$ (82,393.48)	\$ -	\$ 355,935.14
<b>5740 Unallocated Interest</b>	71,417.27	-	-	-	232.33	71,649.60
<b>Total Reserves</b>	<u>\$ 484,745.89</u>	<u>25,000.00</u>	<u>-</u>	<u>(82,393.48)</u>	<u>-</u>	<u>427,584.74</u>

**Expense Details**

5/3/22-The Water Club of America- 50%deposit for resurfacing	\$ 38,590.00
5/18/22-Florida Playgrounds-Playground installation	\$ 43,803.48
<b>Total</b>	<b>\$ 82,393.48</b>

**Allocation Details**

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