

UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC
FINANCIAL REPORTS
November 30, 2022

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, 2022

12/27/22

	Nov 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Centennial OP 4627	72,415.72
1013 · Centennial Op ICS 627	124,761.53
1014 · CB CR CD 1114 .35% 12/12/22	7,127.53
1015 · Centennial CD 4373 .25% 8/8/23	21,543.66
Total Operating Accounts	225,848.44
Reserve Accounts	
1020 · Centennial MM 1904	35,002.88
1021 · Centennial RES ICS 904	211,262.08
1024 · Centennial CD 4374 .25% 8/8/23	11,382.92
1025 · N. Trust CD 7483 .100% 4/4/23	52,305.45
1026 · Centennial CD 4375 .25% 8/8/23	94,425.61
Total Reserve Accounts	404,378.94
Total Checking/Savings	630,227.38
Accounts Receivable	
1100 · Accounts Receivable	34,427.21
Total Accounts Receivable	34,427.21
Other Current Assets	
1200 · Undeposited Funds	698.00
1325 · Key Fobs Inventory	2,767.00
Total Other Current Assets	3,465.00
Total Current Assets	668,119.59
Other Assets	
1610 · Prepaid Insurance	12,229.45
1620 · Allowance for Doubtful Accounts	(62,589.10)
Total Other Assets	(50,359.65)
TOTAL ASSETS	617,759.94
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	27,278.47
Total Accounts Payable	27,278.47
Other Current Liabilities	
3050 · Deferred Revenue (CR)	5,490.00
Total Other Current Liabilities	5,490.00
Total Current Liabilities	32,768.47
Long Term Liabilities	
Reserve Fund	404,378.94
Total Long Term Liabilities	404,378.94
Total Liabilities	437,147.41
Equity	
3150 · Prior Period Adjustment	5,509.87
3200 · Retained Earnings	177,762.17
Net Income	(2,659.51)
Total Equity	180,612.53
TOTAL LIABILITIES & EQUITY	617,759.94

University Place Neighborhood Association, Inc.
Revenue & Expense Budget vs Actual
November 2022

	Nov 22	Budget	\$ Over B...	Jan - Nov...	YTD Bud...	\$ Over B...	Annual B...
Ordinary Income/Expense							
Income							
4100 · Homeowners Maint Fees	34,897.00	34,898.83	(1.83)	383,867.00	383,887.17	(20.17)	418,786.00
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	131.83	0.00	131.83	399.55	0.00	399.55	0.00
4215 · Late Charges	15.27	0.00	15.27	1,699.60	0.00	1,699.60	0.00
4220 · Application Fees	0.00	0.00	0.00	1,400.00	0.00	1,400.00	0.00
4315 · Other Income	0.00	0.00	0.00	449.00	0.00	449.00	0.00
4520 · Vehicle Decals Income	100.00	0.00	100.00	2,475.00	0.00	2,475.00	0.00
Total Income	46,744.10	46,748.83	(4.73)	520,890.15	514,237.17	6,652.98	560,986.00
Expense							
Administrative							
7802 · Signage	0.00	41.67	(41.67)	2,230.95	458.33	1,772.62	500.00
7803 · Dog Station Supplies	1,051.27	83.33	967.94	3,087.07	916.67	2,170.40	1,000.00
7810 · Insurance	1,392.11	1,083.33	308.78	13,461.34	11,916.67	1,544.67	13,000.00
7825 · Website	50.00	50.00	0.00	550.00	550.00	0.00	600.00
7835 · Dues/Licenses/Fees	0.00	7.17	(7.17)	86.25	78.83	7.42	86.00
7845 · Income Tax	0.00	70.83	(70.83)	0.00	779.17	(779.17)	850.00
7875 · Social Committee	322.37	350.00	(27.63)	3,381.65	3,850.00	(468.35)	4,200.00
7880 · HOA Admin & Supply	950.65	166.67	783.98	2,112.90	1,833.33	279.57	2,000.00
7885 · Postage & Printing/Meetings	684.70	416.67	268.03	7,664.70	4,583.33	3,081.37	5,000.00
Total Administrative	4,451.10	2,269.67	2,181.43	32,574.86	24,966.33	7,608.53	27,236.00
Carriage Run Expenses							
7190 · Ground Contract - CR	6,325.00	6,600.00	(275.00)	71,969.69	72,600.00	(630.31)	79,200.00
Total Carriage Run Expenses	6,325.00	6,600.00	(275.00)	71,969.69	72,600.00	(630.31)	79,200.00
Grounds							
7110 · Grounds Contract	10,362.00	11,333.33	(971.33)	119,736.00	124,666.67	(4,930.67)	136,000.00
7120 · Property Improvements	14,266.62	1,750.00	12,516.62	28,316.93	19,250.00	9,066.93	21,000.00
7140 · Tree Trimming	0.00	833.33	(833.33)	9,050.00	9,166.67	(116.67)	10,000.00
7150 · Nature Trail Pest Control	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
7160 · Preserve Cleanout	9,200.00	416.67	8,783.33	9,200.00	4,583.33	4,616.67	5,000.00
Total Grounds	33,828.62	14,416.66	19,411.96	166,302.93	158,583.34	7,719.59	173,000.00
Lakes & Aerators							
7210 · Lake Repair & Maint	2,417.00	83.33	2,333.67	3,533.06	916.67	2,616.39	1,000.00
7220 · Aeration Maint Contracts	0.00	83.33	(83.33)	994.48	916.67	77.81	1,000.00
7230 · Aeration Repair & Maint	0.00	83.33	(83.33)	435.24	916.67	(481.43)	1,000.00
7240 · Water Mgt Contract	2,662.30	2,416.67	245.63	28,714.60	26,583.33	2,131.27	29,000.00
7250 · Fountain Maint Contract	0.00	258.33	(258.33)	3,191.16	2,841.67	349.49	3,100.00
7260 · Fountain Repair & Maint	0.00	416.67	(416.67)	0.00	4,583.33	(4,583.33)	5,000.00
Total Lakes & Aerators	5,079.30	3,341.66	1,737.64	36,868.54	36,758.34	110.20	40,100.00
Legal & Professional							
7821 · Financial Review	0.00	500.00	(500.00)	5,613.00	5,500.00	113.00	6,000.00
7822 · Legal Fees - General	1,041.75	833.33	208.42	7,537.79	9,166.67	(1,628.88)	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
Total Legal & Professional	3,441.75	3,733.33	(291.58)	39,550.79	41,066.67	(1,515.88)	44,800.00
Other Expenses							
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	833.33	(833.33)	0.00	9,166.67	(9,166.67)	10,000.00
Total Other Expenses	5,000.00	5,833.33	(833.33)	55,000.00	64,166.67	(9,166.67)	70,000.00

University Place Neighborhood Association, Inc.
Revenue & Expense Budget vs Actual
November 2022

	Nov 22	Budget	\$ Over B...	Jan - Nov...	YTD Bud...	\$ Over B...	Annual B...
Pools							
7310 · Pool Contract	1,400.00	1,400.00	0.00	15,400.00	15,400.00	0.00	16,800.00
7320 · Pool Repair & Maint	4,598.39	416.67	4,181.72	22,360.79	4,583.33	17,777.46	5,000.00
7330 · Gas Pool Heating	818.71	1,958.33	(1,139.62)	15,698.82	21,541.67	(5,842.85)	23,500.00
7340 · Annual Fees	0.00	54.17	(54.17)	625.35	595.83	29.52	650.00
Total Pools	6,817.10	3,829.17	2,987.93	54,084.96	42,120.83	11,964.13	45,950.00
Recreation Centers							
7405 · Janitorial Services	1,000.00	1,125.00	(125.00)	11,000.00	12,375.00	(1,375.00)	13,500.00
7410 · Janitorial Supplies	96.27	166.67	(70.40)	162.58	1,833.33	(1,670.75)	2,000.00
7420 · Rec Center Repair & Maint	1,062.00	833.33	228.67	2,671.65	9,166.67	(6,495.02)	10,000.00
7440 · Exercise Equip Contract	0.00	166.67	(166.67)	0.00	1,833.33	(1,833.33)	2,000.00
7450 · Exercise Equip Repair	0.00	166.67	(166.67)	0.00	1,833.33	(1,833.33)	2,000.00
7460 · Pest Control - Pool Area	174.96	166.67	8.29	1,942.15	1,833.33	108.82	2,000.00
7470 · Handyman Services	600.00	1,291.67	(691.67)	14,606.68	14,208.33	398.35	15,500.00
7480 · Charleston Internet & Phone	257.20	250.00	7.20	2,815.41	2,750.00	65.41	3,000.00
7490 · Seven Oaks Internet/TV/Ph...	306.17	266.67	39.50	3,350.23	2,933.33	416.90	3,200.00
Total Recreation Centers	3,496.60	4,433.35	(936.75)	36,548.70	48,766.65	(12,217.95)	53,200.00
Security							
7730 · Security Repair & Maint	0.00	41.67	(41.67)	1,373.30	458.33	914.97	500.00
Total Security	0.00	41.67	(41.67)	1,373.30	458.33	914.97	500.00
Utilities							
7510 · Water/Sewer/Garbage	639.52	583.33	56.19	8,467.66	6,416.67	2,050.99	7,000.00
7520 · Electric	2,002.71	1,666.67	336.04	20,808.23	18,333.33	2,474.90	20,000.00
Total Utilities	2,642.23	2,250.00	392.23	29,275.89	24,750.00	4,525.89	27,000.00
Total Expense	71,081.70	46,748.84	24,332.86	523,549.66	514,237.16	9,312.50	560,986.00
Net Ordinary Income	(24,337.60)	(0.01)	(24,337.59)	(2,659.51)	0.01	(2,659.52)	0.00
Net Income	(24,337.60)	(0.01)	(24,337.59)	(2,659.51)	0.01	(2,659.52)	0.00

UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC
Reserve Balances
November 30, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5700 Capital Reserves	\$ 413,328.62	\$ 55,000.00	\$0.00	\$ (136,140.71)	\$ -	\$ 332,187.91
5740 Unallocated Interest	71,417.27	-	-	-	773.76	72,191.03
Total Reserves	<u>\$ 484,745.89</u>	<u>55,000.00</u>	<u>-</u>	<u>(136,140.71)</u>	<u>-</u>	<u>404,378.94</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
6/1/22-The Water Club of America-final payment for pool resurfacing	\$ 28,942.50
6/2/22-Florida Playgrounds-final payment for playground installation	\$ 10,657.23
6/24/22-The Water Club of America-25% remaining balance for pool resurfacing	\$ 9,647.50
6/27/22-The Water Club of America- Remove/haul away pirate ship & prep surface	\$ 4,500.00
Total	\$ 136,140.71

Allocation Details

Total	\$0.00
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