

UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC
FINANCIAL REPORTS
January 31, 2023

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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 January 31, 2023

02/15/23

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Centennial OP 4627	72,085.59
1013 · Centennial Op ICS 627	53,732.42
1014 · CB CR CD 1114 12/12/24	7,133.75
1015 · Centennial CD 4373 .25% 8/8/23	21,543.66
1019 · Due to/From Operating	58,321.50
Total Operating Accounts	212,816.92
Reserve Accounts	
1020 · Centennial MM 1904	35,037.16
1021 · Centennial RES ICS 904	222,081.41
1024 · Centennial CD 4374 .25% 8/8/23	11,382.92
1025 · N. Trust CD 7483 .100% 4/4/23	52,318.49
1026 · Centennial CD 4375 .25% 8/8/23	94,425.61
1029 · Due to/From Reserves	(58,321.50)
Total Reserve Accounts	356,924.09
Total Checking/Savings	569,741.01
Accounts Receivable	
1100 · Accounts Receivable	30,334.65
Total Accounts Receivable	30,334.65
Other Current Assets	
1325 · Key Fobs Inventory	2,567.00
Total Other Current Assets	2,567.00
Total Current Assets	602,642.66
Other Assets	
1610 · Prepaid Insurance	10,010.23
1620 · Allowance for Doubtful Accounts	(62,589.10)
Total Other Assets	(52,578.87)
TOTAL ASSETS	550,063.79
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	70,783.91
Total Accounts Payable	70,783.91
Other Current Liabilities	
3050 · Deferred Revenue (CR)	5,490.00
Total Other Current Liabilities	5,490.00
Total Current Liabilities	76,273.91
Long Term Liabilities	
Reserve Fund	356,924.09
Total Long Term Liabilities	356,924.09
Total Liabilities	433,198.00
Equity	
3200 · Retained Earnings	124,295.96
Net Income	(7,430.17)
Total Equity	116,865.79
TOTAL LIABILITIES & EQUITY	550,063.79

University Place Neighborhood Association, Inc.
Revenue & Expense Budget vs Actual
January 2023

	Jan 23	Budget	\$ Over B...	Jan 23	YTD Bud...	\$ Over B...	Annual B...
Ordinary Income/Expense							
Income							
4100 · Homeowners Maint Fees	34,747.00	34,747.50	(0.50)	34,747.00	34,747.50	(0.50)	416,970.00
4110 · Median Maintenance Income	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
4120 · Reserve Income	5,150.00	5,150.00	0.00	5,150.00	5,150.00	0.00	61,800.00
4130 · CR-Supp Lot Income	7,370.00	7,370.00	0.00	7,370.00	7,370.00	0.00	88,440.00
4210 · Interest Income	147.29	0.00	147.29	147.29	0.00	147.29	0.00
4215 · Late Charges	127.47	0.00	127.47	127.47	0.00	127.47	0.00
4220 · Application Fees	200.00	0.00	200.00	200.00	0.00	200.00	0.00
4315 · Other Income	217.00	0.00	217.00	217.00	0.00	217.00	0.00
4520 · Vehicle Decals Income	425.00	0.00	425.00	425.00	0.00	425.00	0.00
Total Income	48,383.76	47,517.50	866.26	48,383.76	47,517.50	866.26	570,210.00
Expense							
Administrative							
7802 · Signage	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7803 · Dog Station Supplies	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
7810 · Insurance	1,392.11	1,452.12	(60.01)	1,392.11	1,452.12	(60.01)	17,425.00
7825 · Website	100.00	50.00	50.00	100.00	50.00	50.00	600.00
7835 · Dues/Licenses/Fees	0.00	7.13	(7.13)	0.00	7.13	(7.13)	86.00
7875 · Social Committee	936.98	458.37	478.61	936.98	458.37	478.61	5,500.00
7880 · HOA Admin & Supply	786.00	125.00	661.00	786.00	125.00	661.00	1,500.00
7885 · Postage & Printing/Meetings	421.84	541.63	(119.79)	421.84	541.63	(119.79)	6,500.00
Total Administrative	3,636.93	2,842.62	794.31	3,636.93	2,842.62	794.31	34,111.00
Carriage Run Expenses							
7190 · Ground Contract - CR	7,370.00	7,370.00	0.00	7,370.00	7,370.00	0.00	88,440.00
Total Carriage Run Expenses	7,370.00	7,370.00	0.00	7,370.00	7,370.00	0.00	88,440.00
Grounds							
7110 · Grounds Contract	11,237.00	11,237.00	0.00	11,237.00	11,237.00	0.00	134,844.00
7120 · Property Improvements	574.62	1,833.37	(1,258.75)	574.62	1,833.37	(1,258.75)	22,000.00
7140 · Tree Trimming	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	12,000.00
7150 · Nature Trail Pest Control	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7160 · Preserve Cleanout	0.00	291.63	(291.63)	0.00	291.63	(291.63)	3,500.00
Total Grounds	11,811.62	14,403.63	(2,592.01)	11,811.62	14,403.63	(2,592.01)	172,844.00
Lakes & Aerators							
7210 · Lake Repair & Maint	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
7220 · Aeration Maint Contracts	514.06	166.63	347.43	514.06	166.63	347.43	2,000.00
7230 · Aeration Repair & Maint	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7240 · Water Mgt Contract	2,662.30	2,666.63	(4.33)	2,662.30	2,666.63	(4.33)	32,000.00
7250 · Fountain Maint Contract	811.06	266.63	544.43	811.06	266.63	544.43	3,200.00
7260 · Fountain Repair & Maint	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
Total Lakes & Aerators	3,987.42	3,474.89	512.53	3,987.42	3,474.89	512.53	41,700.00
Legal & Professional							
7821 · Financial Review	0.00	483.37	(483.37)	0.00	483.37	(483.37)	5,800.00
7822 · Legal Fees - General	90.00	833.37	(743.37)	90.00	833.37	(743.37)	10,000.00
7870 · Management Fees	2,520.00	2,520.00	0.00	2,520.00	2,520.00	0.00	30,240.00
Total Legal & Professional	2,610.00	3,836.74	(1,226.74)	2,610.00	3,836.74	(1,226.74)	46,040.00
Other Expenses							
7990 · Capital Reserves	5,150.00	5,150.00	0.00	5,150.00	5,150.00	0.00	61,800.00
Total Other Expenses	5,150.00	5,150.00	0.00	5,150.00	5,150.00	0.00	61,800.00

02/15/23

University Place Neighborhood Association, Inc.
Revenue & Expense Budget vs Actual
January 2023

	<u>Jan 23</u>	<u>Budget</u>	<u>\$ Over B...</u>	<u>Jan 23</u>	<u>YTD Bud...</u>	<u>\$ Over B...</u>	<u>Annual B...</u>
Pools							
7310 · Pool Contract	1,800.00	1,400.00	400.00	1,800.00	1,400.00	400.00	16,800.00
7320 · Pool Repair & Maint	5,234.24	833.37	4,400.87	5,234.24	833.37	4,400.87	10,000.00
7330 · Gas Pool Heating	2,939.30	1,666.63	1,272.67	2,939.30	1,666.63	1,272.67	20,000.00
7340 · Annual Fees	0.00	52.12	(52.12)	0.00	52.12	(52.12)	625.00
Total Pools	<u>9,973.54</u>	<u>3,952.12</u>	<u>6,021.42</u>	<u>9,973.54</u>	<u>3,952.12</u>	<u>6,021.42</u>	<u>47,425.00</u>
Recreation Centers							
7405 · Janitorial Services	1,000.00	1,000.00	0.00	1,000.00	1,000.00	0.00	12,000.00
7410 · Janitorial Supplies	868.06	41.63	826.43	868.06	41.63	826.43	500.00
7420 · Rec Center Repair & Maint	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
7440 · Exercise Equip Contract	278.20	166.63	111.57	278.20	166.63	111.57	2,000.00
7450 · Exercise Equip Repair	785.64	158.37	627.27	785.64	158.37	627.27	1,900.00
7460 · Pest Control - Pool Area	192.46	166.63	25.83	192.46	166.63	25.83	2,000.00
7470 · Handyman Services	580.00	1,500.00	(920.00)	580.00	1,500.00	(920.00)	18,000.00
7480 · Charleston Internet & Phone	267.20	258.37	8.83	267.20	258.37	8.83	3,100.00
7490 · Seven Oaks Internet/TV/Ph...	324.05	308.37	15.68	324.05	308.37	15.68	3,700.00
Total Recreation Centers	<u>4,295.61</u>	<u>4,016.63</u>	<u>278.98</u>	<u>4,295.61</u>	<u>4,016.63</u>	<u>278.98</u>	<u>48,200.00</u>
Security							
7730 · Security Repair & Maint	3,190.00	125.00	3,065.00	3,190.00	125.00	3,065.00	1,500.00
Total Security	<u>3,190.00</u>	<u>125.00</u>	<u>3,065.00</u>	<u>3,190.00</u>	<u>125.00</u>	<u>3,065.00</u>	<u>1,500.00</u>
Utilities							
7510 · Water/Sewer/Garbage	793.88	429.13	364.75	793.88	429.13	364.75	5,150.00
7520 · Electric	2,994.93	1,916.63	1,078.30	2,994.93	1,916.63	1,078.30	23,000.00
Total Utilities	<u>3,788.81</u>	<u>2,345.76</u>	<u>1,443.05</u>	<u>3,788.81</u>	<u>2,345.76</u>	<u>1,443.05</u>	<u>28,150.00</u>
Total Expense	<u>55,813.93</u>	<u>47,517.39</u>	<u>8,296.54</u>	<u>55,813.93</u>	<u>47,517.39</u>	<u>8,296.54</u>	<u>570,210.00</u>
Net Ordinary Income	<u>(7,430.17)</u>	<u>0.11</u>	<u>(7,430.28)</u>	<u>(7,430.17)</u>	<u>0.11</u>	<u>(7,430.28)</u>	<u>0.00</u>
Net Income	<u>(7,430.17)</u>	<u>0.11</u>	<u>(7,430.28)</u>	<u>(7,430.17)</u>	<u>0.11</u>	<u>(7,430.28)</u>	<u>0.00</u>

UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC
Reserve Balances
January 31, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5700 Capital Reserves	\$ 337,187.91	\$ 5,150.00	\$0.00	\$ (58,321.50)	\$ -	\$ 284,016.41
5740 Unallocated Interest	72,500.70	-	-	-	406.98	72,907.68
Total Reserves	<u>\$ 409,688.61</u>	<u>5,150.00</u>	<u>-</u>	<u>(58,321.50)</u>	<u>-</u>	<u>356,924.09</u>

Expense Details

1/24/23 Sarasota Home Care Services	\$ 9,321.00
1/30/23 Foresite US	\$ 49,000.50

Allocation Details

Total	\$0.00
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Total \$ 58,321.50