

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**FINANCIAL REPORTS**  
**June 30, 2023**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

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

University Place Neighborhood Association, Inc.  
**Statement of Assets, Liabilities, & Fund Balance**

As of June 30, 2023

	Jun 30, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Centennial OP 4627	57,975.95
1013 · Centennial Op ICS 627	59,459.01
1014 · CB CR CD 1114 12/12/24	7,205.07
1015 · Centennial CD 4373 .25% 8/8/23	21,570.38
Total Operating Accounts	146,210.41
Reserve Accounts	
1020 · Centennial MM 1904	35,047.47
1021 · Centennial RES ICS 904	91,071.34
1024 · Centennial CD 4374 .25% 8/8/23	11,397.03
1026 · Centennial CD 4375 .25% 8/8/23	94,542.71
1027 · Cadence CD8723 1/9/24 4.75%	52,382.45
Total Reserve Accounts	284,441.00
Total Checking/Savings	430,651.41
Accounts Receivable	
1100 · Accounts Receivable	73,016.66
Total Accounts Receivable	73,016.66
Other Current Assets	
1200 · Undeposited Funds	50.00
1325 · Key Fobs Inventory	2,217.00
Total Other Current Assets	2,267.00
Total Current Assets	505,935.07
Other Assets	
1610 · Prepaid Insurance	3,348.74
1620 · Allowance for Doubtful Accounts	(62,589.10)
Total Other Assets	(59,240.36)
<b>TOTAL ASSETS</b>	<b>446,694.71</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	8,191.60
Total Accounts Payable	8,191.60
Other Current Liabilities	
2015 · Prepaid Maint Fees	42,210.72
3050 · Deferred Revenue (CR)	5,490.00
Total Other Current Liabilities	47,700.72
Total Current Liabilities	55,892.32
Long Term Liabilities	
Reserve Fund	284,441.00
Total Long Term Liabilities	284,441.00
Total Liabilities	340,333.32
Equity	
3200 · Retained Earnings	124,295.96
Net Income	(17,934.57)
Total Equity	106,361.39
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>446,694.71</b>

## University Place Neighborhood Association, Inc.

## Revenue &amp; Expense Budget vs Actual

June 2023

	Jun 23	Budget	\$ Over Bud...	Jan - Jun 23	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4100 · Homeowners Maint Fees	34,747.00	34,747.50	(0.50)	208,482.00	208,485.00	(3.00)	416,970.00
4110 · Median Maintenance Inco...	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00
4120 · Reserve Income	5,150.00	5,150.00	0.00	30,900.00	30,900.00	0.00	61,800.00
4130 · CR-Supp Lot Income	7,370.00	7,370.00	0.00	44,220.00	44,220.00	0.00	88,440.00
4210 · Interest Income	182.26	0.00	182.26	949.05	0.00	949.05	0.00
4215 · Late Charges	221.24	0.00	221.24	818.25	0.00	818.25	0.00
4220 · Application Fees	0.00	0.00	0.00	550.00	0.00	550.00	0.00
4315 · Other Income	50.00	0.00	50.00	542.00	0.00	542.00	0.00
4520 · Vehicle Decals Income	250.00	0.00	250.00	1,800.00	0.00	1,800.00	0.00
<b>Total Income</b>	<b>47,970.50</b>	<b>47,517.50</b>	<b>453.00</b>	<b>288,261.30</b>	<b>285,105.00</b>	<b>3,156.30</b>	<b>570,210.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7802 · Signage	0.00	83.33	(83.33)	69.55	500.02	(430.47)	1,000.00
7803 · Dog Station Supplies	0.00	125.00	(125.00)	1,103.55	750.00	353.55	1,500.00
7810 · Insurance	1,485.17	1,452.08	33.09	10,479.00	8,712.52	1,766.48	17,425.00
7825 · Website	100.00	50.00	50.00	600.00	300.00	300.00	600.00
7835 · Dues/Licenses/Fees	0.00	7.17	(7.17)	86.25	42.98	43.27	86.00
7875 · Social Committee	23.96	458.33	(434.37)	2,211.58	2,750.02	(538.44)	5,500.00
7880 · HOA Admin & Supply	79.85	125.00	(45.15)	1,317.90	750.00	567.90	1,500.00
7885 · Postage & Printing/Mee...	522.26	541.67	(19.41)	2,345.04	3,249.98	(904.94)	6,500.00
<b>Total Administrative</b>	<b>2,211.24</b>	<b>2,842.58</b>	<b>(631.34)</b>	<b>18,212.87</b>	<b>17,055.52</b>	<b>1,157.35</b>	<b>34,111.00</b>
<b>Carriage Run Expenses</b>							
7190 · Ground Contract - CR	7,370.00	7,370.00	0.00	44,220.00	44,220.00	0.00	88,440.00
<b>Total Carriage Run Expenses</b>	<b>7,370.00</b>	<b>7,370.00</b>	<b>0.00</b>	<b>44,220.00</b>	<b>44,220.00</b>	<b>0.00</b>	<b>88,440.00</b>
<b>Grounds</b>							
7110 · Grounds Contract	11,237.00	11,237.00	0.00	67,422.00	67,422.00	0.00	134,844.00
7120 · Property Improvements	391.62	1,833.33	(1,441.71)	11,715.98	11,000.02	715.96	22,000.00
7140 · Tree Trimming	0.00	1,000.00	(1,000.00)	3,995.00	6,000.00	(2,005.00)	12,000.00
7150 · Nature Trail Pest Contol	0.00	41.67	(41.67)	0.00	249.98	(249.98)	500.00
7160 · Preserve Cleanout	350.00	291.67	58.33	350.00	1,749.98	(1,399.98)	3,500.00
<b>Total Grounds</b>	<b>11,978.62</b>	<b>14,403.67</b>	<b>(2,425.05)</b>	<b>83,482.98</b>	<b>86,421.98</b>	<b>(2,939.00)</b>	<b>172,844.00</b>
<b>Lakes &amp; Aerators</b>							
7210 · Lake Repair & Maint	0.00	125.00	(125.00)	0.00	750.00	(750.00)	1,500.00
7220 · Aeration Maint Contracts	0.00	166.67	(166.67)	514.06	999.98	(485.92)	2,000.00
7230 · Aeration Repair & Maint	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
7240 · Water Mgt Contract	2,892.17	2,666.67	225.50	16,513.52	15,999.98	513.54	32,000.00
7250 · Fountain Maint Contract	0.00	266.67	(266.67)	1,622.12	1,599.98	22.14	3,200.00
7260 · Fountain Repair & Maint	0.00	166.67	(166.67)	3,816.95	999.98	2,816.97	2,000.00
<b>Total Lakes &amp; Aerators</b>	<b>2,892.17</b>	<b>3,475.01</b>	<b>(582.84)</b>	<b>22,466.65</b>	<b>20,849.94</b>	<b>1,616.71</b>	<b>41,700.00</b>
<b>Legal &amp; Professional</b>							
7821 · Financial Review	0.00	483.33	(483.33)	5,725.00	2,900.02	2,824.98	5,800.00
7822 · Legal Fees - General	930.00	833.33	96.67	2,910.00	5,000.02	(2,090.02)	10,000.00
7870 · Management Fees	2,520.00	2,520.00	0.00	15,120.00	15,120.00	0.00	30,240.00
<b>Total Legal &amp; Professional</b>	<b>3,450.00</b>	<b>3,836.66</b>	<b>(386.66)</b>	<b>23,755.00</b>	<b>23,020.04</b>	<b>734.96</b>	<b>46,040.00</b>
<b>Other Expenses</b>							
7990 · Capital Reserves	5,150.00	5,150.00	0.00	30,900.00	30,900.00	0.00	61,800.00
<b>Total Other Expenses</b>	<b>5,150.00</b>	<b>5,150.00</b>	<b>0.00</b>	<b>30,900.00</b>	<b>30,900.00</b>	<b>0.00</b>	<b>61,800.00</b>
<b>Pools</b>							
7310 · Pool Contract	1,800.00	1,400.00	400.00	10,800.00	8,400.00	2,400.00	16,800.00
7320 · Pool Repair & Maint	5,649.94	833.33	4,816.61	20,141.30	5,000.02	15,141.28	10,000.00
7330 · Gas Pool Heating	301.79	1,666.67	(1,364.88)	8,693.77	9,999.98	(1,306.21)	20,000.00
7340 · Annual Fees	625.35	52.08	573.27	625.35	312.52	312.83	625.00
<b>Total Pools</b>	<b>8,377.08</b>	<b>3,952.08</b>	<b>4,425.00</b>	<b>40,260.42</b>	<b>23,712.52</b>	<b>16,547.90</b>	<b>47,425.00</b>

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

	Jun 23	Budget	\$ Over Bud...	Jan - Jun 23	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Recreation Centers</b>							
7405 · Janitorial Services	1,000.00	1,000.00	0.00	6,000.00	6,000.00	0.00	12,000.00
7410 · Janitorial Supplies	0.00	41.67	(41.67)	945.06	249.98	695.08	500.00
7420 · Rec Center Repair & Ma...	0.00	416.67	(416.67)	1,677.57	2,499.98	(822.41)	5,000.00
7440 · Exercise Equip Contract	294.25	166.67	127.58	866.70	999.98	(133.28)	2,000.00
7450 · Exercise Equip Repair	854.35	158.33	696.02	1,639.99	950.02	689.97	1,900.00
7460 · Pest Control - Pool Area	362.46	166.67	195.79	1,345.61	999.98	345.63	2,000.00
7470 · Handyman Services	560.00	1,500.00	(940.00)	3,420.00	9,000.00	(5,580.00)	18,000.00
7480 · Charleston Internet & P...	266.47	258.33	8.14	1,602.08	1,550.02	52.06	3,100.00
7490 · Seven Oaks Internet/TV...	324.05	308.33	15.72	1,944.30	1,850.02	94.28	3,700.00
<b>Total Recreation Centers</b>	3,661.58	4,016.67	(355.09)	19,441.31	24,099.98	(4,658.67)	48,200.00
<b>Security</b>							
7730 · Security Repair & Maint	0.00	125.00	(125.00)	3,190.00	750.00	2,440.00	1,500.00
<b>Total Security</b>	0.00	125.00	(125.00)	3,190.00	750.00	2,440.00	1,500.00
<b>Utilities</b>							
7510 · Water/Sewer/Garbage	980.29	429.17	551.12	4,540.62	2,574.98	1,965.64	5,150.00
7520 · Electric	2,382.98	1,916.67	466.31	15,726.02	11,499.98	4,226.04	23,000.00
<b>Total Utilities</b>	3,363.27	2,345.84	1,017.43	20,266.64	14,074.96	6,191.68	28,150.00
<b>Total Expense</b>	48,453.96	47,517.51	936.45	306,195.87	285,104.94	21,090.93	570,210.00
<b>Net Ordinary Income</b>	(483.46)	(0.01)	(483.45)	(17,934.57)	0.06	(17,934.63)	0.00
<b>Net Income</b>	<b>(483.46)</b>	<b>(0.01)</b>	<b>(483.45)</b>	<b>(17,934.57)</b>	<b>0.06</b>	<b>(17,934.63)</b>	<b>0.00</b>

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**Reserve Balances**  
**June 30, 2023**

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>5700 Capital Reserves</b>	\$ 337,187.91	\$ 30,900.00	\$0.00	\$ (158,092.92)	\$ -	\$ 209,994.99
<b>5740 Unallocated Interest</b>	72,500.70	-	-	-	1,945.31	74,446.01
<b>Total Reserves</b>	<u>\$ 409,688.61</u>	<u>30,900.00</u>	<u>-</u>	<u>(158,092.92)</u>	<u>-</u>	<u>284,441.00</u>

**Expense Details**

1/24/23 Sarasota Home Care Services/Inv 012423-60% deposit for mailbox project	\$ 9,321.00
1/30/23 Foresite US Inv 124814-50%deposit for mailbox project	\$ 49,000.50
2/14/23 Creative Mailbox Designs/Inv DP30594-50%deposit for mailbox project	\$ 3,859.16
2/20/23 Sarasota Home Care Services/50% deposit for mailbox install	\$ 10,423.00
3/8/23 Creative Mailbox Design-Inc23001237-Final payment for mailbox project parts	\$ 3,859.15
3/15/23 Foresite US INJF0312RREV2A-Mailboxes 1st batch	\$ 16,396.99
3/15/23 Foresite US INJF0312RREV2A-Mailboxes 2nd batch	\$ 16,396.99
4/5/23 Creative Mailbox Designs/#30823-Additional brackets for mailbox project	\$ 1,730.73
4/17/23 AtoZ Handyman/Inv#0818-Install new 4" drain, exterior doors & window shutters	\$ 21,264.89
5/1/23 Sarasota Home Care Services/Balance Due for mailbox install	\$ 9,634.00
6/1/23 Foresite US INJF0312RREV2A - Mailboxes 3rd batch	\$ 16,206.51
<b>Total</b>	<b>\$ 158,092.92</b>

**Allocation Details**

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