

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**FINANCIAL REPORTS**  
**July 31, 2023**

**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 July 31, 2023

	Jul 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Centennial OP 4627	74,364.94
1013 · Centennial Op ICS 627	25,498.65
1014 · CB CR CD 1114 12/12/24	7,205.07
1015 · Centennial CD 4373 .25% 8/8/23	21,570.38
1019 · Due to/From Operating	26,009.67
<b>Total Operating Accounts</b>	154,648.71
<b>Reserve Accounts</b>	
1020 · Centennial MM 1904	35,050.01
1021 · Centennial RES ICS 904	96,447.60
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
1029 · Due to/From Reserves	(26,009.67)
<b>Total Reserve Accounts</b>	263,810.13
<b>Total Checking/Savings</b>	418,458.84
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	73,185.43
<b>Total Accounts Receivable</b>	73,185.43
<b>Other Current Assets</b>	
1325 · Key Fobs Inventory	2,167.00
<b>Total Other Current Assets</b>	2,167.00
<b>Total Current Assets</b>	493,811.27
<b>Other Assets</b>	
1610 · Prepaid Insurance	1,863.57
1620 · Allowance for Doubtful Accounts	(62,589.10)
<b>Total Other Assets</b>	(60,725.53)
<b>TOTAL ASSETS</b>	<b>433,085.74</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	16,022.24
<b>Total Accounts Payable</b>	16,022.24
<b>Other Current Liabilities</b>	
2015 · Prepaid Maint Fees	41,473.83
2500 · Accrued Expense	1,800.00
3050 · Deferred Revenue (CR)	5,490.00
<b>Total Other Current Liabilities</b>	48,763.83
<b>Total Current Liabilities</b>	64,786.07
<b>Long Term Liabilities</b>	
Reserve Fund	263,810.13
<b>Total Long Term Liabilities</b>	263,810.13
<b>Total Liabilities</b>	328,596.20
<b>Equity</b>	
3200 · Retained Earnings	124,295.96
Net Income	(19,806.42)
<b>Total Equity</b>	104,489.54
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>433,085.74</b>

## University Place Neighborhood Association, Inc.

## Revenue &amp; Expense Budget vs Actual

July 2023

	Jul 23	Budget	\$ Over Budget	Jan - Jul 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4100 · Homeowners Maint Fees	34,747.00	34,747.50	(0.50)	243,229.00	243,232.50	(3.50)	416,970.00
4110 · Median Maintenance Income	0.00	250.00	(250.00)	0.00	1,750.00	(1,750.00)	3,000.00
4120 · Reserve Income	5,150.00	5,150.00	0.00	36,050.00	36,050.00	0.00	61,800.00
4130 · CR-Supp Lot Income	7,370.00	7,370.00	0.00	51,590.00	51,590.00	0.00	88,440.00
4210 · Interest Income	93.06	0.00	93.06	1,042.11	0.00	1,042.11	0.00
4215 · Late Charges	0.00	0.00	0.00	818.25	0.00	818.25	0.00
4220 · Application Fees	300.00	0.00	300.00	850.00	0.00	850.00	0.00
4315 · Other Income	50.00	0.00	50.00	592.00	0.00	592.00	0.00
4520 · Vehicle Decals Income	215.00	0.00	215.00	2,015.00	0.00	2,015.00	0.00
<b>Total Income</b>	<b>47,925.06</b>	<b>47,517.50</b>	<b>407.56</b>	<b>336,186.36</b>	<b>332,622.50</b>	<b>3,563.86</b>	<b>570,210.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7802 · Signage	0.00	83.33	(83.33)	69.55	583.35	(513.80)	1,000.00
7803 · Dog Station Supplies	0.00	125.00	(125.00)	1,103.55	875.00	228.55	1,500.00
7810 · Insurance	1,485.17	1,452.08	33.09	11,964.17	10,164.60	1,799.57	17,425.00
7825 · Website	100.00	50.00	50.00	700.00	350.00	350.00	600.00
7835 · Dues/Licenses/Fees	0.00	7.17	(7.17)	86.25	50.15	36.10	86.00
7875 · Social Committee	0.00	458.33	(458.33)	2,211.58	3,208.35	(996.77)	5,500.00
7880 · HOA Admin & Supply	1,414.85	125.00	1,289.85	2,732.75	875.00	1,857.75	1,500.00
7885 · Postage & Printing/Meetings	337.76	541.67	(203.91)	2,682.80	3,791.65	(1,108.85)	6,500.00
<b>Total Administrative</b>	<b>3,337.78</b>	<b>2,842.58</b>	<b>495.20</b>	<b>21,550.65</b>	<b>19,898.10</b>	<b>1,652.55</b>	<b>34,111.00</b>
<b>Carriage Run Expenses</b>							
7190 · Ground Contract - CR	7,370.00	7,370.00	0.00	51,590.00	51,590.00	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>51,590.00</b>	<b>51,590.00</b>	<b>0.00</b>	<b>88,440.00</b>
<b>Grounds</b>							
7110 · Grounds Contract	11,237.00	11,237.00	0.00	78,659.00	78,659.00	0.00	134,844.00
7120 · Property Improvements	391.62	1,833.33	(1,441.71)	12,107.60	12,833.35	(725.75)	22,000.00
7140 · Tree Trimming	0.00	1,000.00	(1,000.00)	3,995.00	7,000.00	(3,005.00)	12,000.00
7150 · Nature Trail Pest Control	0.00	41.67	(41.67)	0.00	291.65	(291.65)	500.00
7160 · Preserve Cleanout	0.00	291.67	(291.67)	350.00	2,041.65	(1,691.65)	3,500.00
<b>Total Grounds</b>	<b>11,628.62</b>	<b>14,403.67</b>	<b>(2,775.05)</b>	<b>95,111.60</b>	<b>100,825.65</b>	<b>(5,714.05)</b>	<b>172,844.00</b>
<b>Lakes &amp; Aerators</b>							
7210 · Lake Repair & Maint	0.00	125.00	(125.00)	0.00	875.00	(875.00)	1,500.00
7220 · Aeration Maint Contracts	630.42	166.67	463.75	1,144.48	1,166.65	(22.17)	2,000.00
7230 · Aeration Repair & Maint	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
7240 · Water Mgt Contract	2,892.17	2,666.67	225.50	19,405.69	18,666.65	739.04	32,000.00
7250 · Fountain Maint Contract	811.06	266.67	544.39	2,433.18	1,866.65	566.53	3,200.00
7260 · Fountain Repair & Maint	0.00	166.67	(166.67)	3,816.95	1,166.65	2,650.30	2,000.00
<b>Total Lakes &amp; Aerators</b>	<b>4,333.65</b>	<b>3,475.01</b>	<b>858.64</b>	<b>26,800.30</b>	<b>24,324.95</b>	<b>2,475.35</b>	<b>41,700.00</b>
<b>Legal &amp; Professional</b>							
7821 · Financial Review	0.00	483.33	(483.33)	5,725.00	3,383.35	2,341.65	5,800.00
7822 · Legal Fees - General	1,849.50	833.33	1,016.17	4,759.50	5,833.35	(1,073.85)	10,000.00
7870 · Management Fees	2,520.00	2,520.00	0.00	17,640.00	17,640.00	0.00	30,240.00
<b>Total Legal &amp; Professional</b>	<b>4,369.50</b>	<b>3,836.66</b>	<b>532.84</b>	<b>28,124.50</b>	<b>26,856.70</b>	<b>1,267.80</b>	<b>46,040.00</b>
<b>Other Expenses</b>							
7990 · Capital Reserves	5,150.00	5,150.00	0.00	36,050.00	36,050.00	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>36,050.00</b>	<b>36,050.00</b>	<b>0.00</b>	<b>61,800.00</b>
<b>Pools</b>							
7310 · Pool Contract	1,800.00	1,400.00	400.00	12,600.00	9,800.00	2,800.00	16,800.00
7320 · Pool Repair & Maint	3,429.35	833.33	2,596.02	23,570.65	5,833.35	17,737.30	10,000.00
7330 · Gas Pool Heating	249.37	1,666.67	(1,417.30)	8,943.14	11,666.65	(2,723.51)	20,000.00
7340 · Annual Fees	0.00	52.08	(52.08)	625.35	364.60	260.75	625.00
<b>Total Pools</b>	<b>5,478.72</b>	<b>3,952.08</b>	<b>1,526.64</b>	<b>45,739.14</b>	<b>27,664.60</b>	<b>18,074.54</b>	<b>47,425.00</b>

## University Place Neighborhood Association, Inc.

## Revenue &amp; Expense Budget vs Actual

July 2023

	Jul 23	Budget	\$ Over Budget	Jan - Jul 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Recreation Centers</b>							
7405 · Janitorial Services	1,000.00	1,000.00	0.00	7,000.00	7,000.00	0.00	12,000.00
7410 · Janitorial Supplies	147.59	41.67	105.92	1,092.65	291.65	801.00	500.00
7420 · Rec Center Repair & Maint	2,009.60	416.67	1,592.93	3,687.17	2,916.65	770.52	5,000.00
7440 · Exercise Equip Contract	0.00	166.67	(166.67)	866.70	1,166.65	(299.95)	2,000.00
7450 · Exercise Equip Repair	0.00	158.33	(158.33)	1,639.99	1,108.35	531.64	1,900.00
7460 · Pest Control - Pool Area	492.46	166.67	325.79	1,838.07	1,166.65	671.42	2,000.00
7470 · Handyman Services	590.00	1,500.00	(910.00)	4,010.00	10,500.00	(6,490.00)	18,000.00
7480 · Charleston Internet & Phone	266.47	258.33	8.14	1,868.55	1,808.35	60.20	3,100.00
7490 · Seven Oaks Internet/TV/Phone	324.05	308.33	15.72	2,268.35	2,158.35	110.00	3,700.00
<b>Total Recreation Centers</b>	<b>4,830.17</b>	<b>4,016.67</b>	<b>813.50</b>	<b>24,271.48</b>	<b>28,116.65</b>	<b>(3,845.17)</b>	<b>48,200.00</b>
<b>Security</b>							
7730 · Security Repair & Maint	0.00	125.00	(125.00)	3,190.00	875.00	2,315.00	1,500.00
<b>Total Security</b>	<b>0.00</b>	<b>125.00</b>	<b>(125.00)</b>	<b>3,190.00</b>	<b>875.00</b>	<b>2,315.00</b>	<b>1,500.00</b>
<b>Utilities</b>							
7510 · Water/Sewer/Garbage	1,064.60	429.17	635.43	5,605.22	3,004.15	2,601.07	5,150.00
7520 · Electric	2,233.87	1,916.67	317.20	17,959.89	13,416.65	4,543.24	23,000.00
<b>Total Utilities</b>	<b>3,298.47</b>	<b>2,345.84</b>	<b>952.63</b>	<b>23,565.11</b>	<b>16,420.80</b>	<b>7,144.31</b>	<b>28,150.00</b>
<b>Total Expense</b>	<b>49,796.91</b>	<b>47,517.51</b>	<b>2,279.40</b>	<b>355,992.78</b>	<b>332,622.45</b>	<b>23,370.33</b>	<b>570,210.00</b>
<b>Net Ordinary Income</b>	<b>(1,871.85)</b>	<b>(0.01)</b>	<b>(1,871.84)</b>	<b>(19,806.42)</b>	<b>0.05</b>	<b>(19,806.47)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(1,871.85)</b>	<b>(0.01)</b>	<b>(1,871.84)</b>	<b>(19,806.42)</b>	<b>0.05</b>	<b>(19,806.47)</b>	<b>0.00</b>

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**Reserve Balances**  
**July 31, 2023**

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>5700 Capital Reserves</b>	\$ 337,187.91	\$ 36,050.00	\$0.00	\$ (184,102.59)	\$ -	\$ 189,135.32
<b>5740 Unallocated Interest</b>	72,500.70	-	-	-	2,174.11	74,674.81
<b>Total Reserves</b>	<u>\$ 409,688.61</u>	<u>36,050.00</u>	<u>-</u>	<u>(184,102.59)</u>	<u>-</u>	<u>263,810.13</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
7/2/23 Odeh's Home Improvement - Pool Heater Deposit	\$ 14,685.67
7/20/23 Solitude Lake Mgmt InvWO00327710-50%deposit on Pond 15 fountain replacement	\$ 4,904.00
7/20/23 Solitude Lake Mgmt InvWO00327711-50%deposit on Pond 14 fountain replacement	\$ 6,420.00
<b>Total</b>	<u>\$ 184,102.59</u>

**Allocation Details**

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