

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**FINANCIAL REPORTS**  
**January 31, 2024**

**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 January 31, 2024

	Jan 31, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Centennial OP 4627	74,582.67
1013 · Centennial OP ICS 627	39,215.52
1014 · Centennial CR CD 1114 12/12/24	7,277.50
1015 · Centennial CD 4373 8/8/25 4%	22,021.14
<b>Total Operating Accounts</b>	143,096.83
<b>Reserve Accounts</b>	
1020 · Centennial MM 1904	35,054.85
1021 · Centennial RES ICS 904	75,864.42
1024 · Centennial CD 4374 8/8/25 4%	11,635.20
1026 · Centennial CD 4375 8/8/25 4%	96,518.41
1028 · Cadence CD3522 09/08/24 5%	54,125.08
<b>Total Reserve Accounts</b>	273,197.96
<b>Total Checking/Savings</b>	416,294.79
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	73,441.82
<b>Total Accounts Receivable</b>	73,441.82
<b>Other Current Assets</b>	
1325 · Key Fobs Inventory	2,092.00
<b>Total Other Current Assets</b>	2,092.00
<b>Total Current Assets</b>	491,828.61
<b>Other Assets</b>	
1610 · Prepaid Insurance	12,006.78
1620 · Allowance for Doubtful Accounts	(62,589.10)
<b>Total Other Assets</b>	(50,582.32)
<b>TOTAL ASSETS</b>	<b>441,246.29</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	6,241.70
<b>Total Accounts Payable</b>	6,241.70
<b>Other Current Liabilities</b>	
2015 · Prepaid Maint Fees	52,197.63
3050 · Deferred Revenue (CR)	5,490.00
<b>Total Other Current Liabilities</b>	57,687.63
<b>Total Current Liabilities</b>	63,929.33
<b>Long Term Liabilities</b>	
Reserve Fund	273,197.96
<b>Total Long Term Liabilities</b>	273,197.96
<b>Total Liabilities</b>	337,127.29
<b>Equity</b>	
3200 · Retained Earnings	96,765.67
Net Income	7,353.33
<b>Total Equity</b>	104,119.00
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>441,246.29</b>

## University Place Neighborhood Association, Inc.

## Revenue &amp; Expense Budget vs Actual

January 2024

	Jan 24	Budget	\$ Over Bud...	Jan 24	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4100 · Homeowners Maint Fees	39,831.50	39,829.84	1.66	39,831.50	39,829.84	1.66	477,958.00
4110 · Median Maintenance Income	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
4120 · Reserve Income	5,304.50	5,304.50	0.00	5,304.50	5,304.50	0.00	63,654.00
4130 · CR-Supp Lot Income	7,755.00	7,755.00	0.00	7,755.00	7,755.00	0.00	93,060.00
4210 · Interest Income	351.46	0.00	351.46	351.46	0.00	351.46	0.00
4220 · Application Fees	300.00	0.00	300.00	300.00	0.00	300.00	0.00
4520 · Vehicle Decals Income	500.00	0.00	500.00	500.00	0.00	500.00	0.00
<b>Total Income</b>	<b>54,042.46</b>	<b>53,139.34</b>	<b>903.12</b>	<b>54,042.46</b>	<b>53,139.34</b>	<b>903.12</b>	<b>637,672.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7802 · Signage	10.00	83.37	(73.37)	10.00	83.37	(73.37)	1,000.00
7803 · Dog Station Supplies	0.00	145.87	(145.87)	0.00	145.87	(145.87)	1,750.00
7810 · Insurance	1,755.61	1,876.87	(121.26)	1,755.61	1,876.87	(121.26)	22,522.00
7825 · Website	100.00	100.00	0.00	100.00	100.00	0.00	1,200.00
7835 · Dues/Licenses/Fees	61.25	7.13	54.12	61.25	7.13	54.12	86.00
7875 · Social Committee	155.92	458.37	(302.45)	155.92	458.37	(302.45)	5,500.00
7880 · HOA Admin & Supply	603.45	229.13	374.32	603.45	229.13	374.32	2,750.00
7885 · Postage & Printing/Meetin...	235.40	458.37	(222.97)	235.40	458.37	(222.97)	5,500.00
<b>Total Administrative</b>	<b>2,921.63</b>	<b>3,359.11</b>	<b>(437.48)</b>	<b>2,921.63</b>	<b>3,359.11</b>	<b>(437.48)</b>	<b>40,308.00</b>
<b>Carriage Run Expenses</b>							
7190 · Ground Contract - CR	7,370.00	7,755.00	(385.00)	7,370.00	7,755.00	(385.00)	93,060.00
<b>Total Carriage Run Expenses</b>	<b>7,370.00</b>	<b>7,755.00</b>	<b>(385.00)</b>	<b>7,370.00</b>	<b>7,755.00</b>	<b>(385.00)</b>	<b>93,060.00</b>
<b>Grounds</b>							
7110 · Grounds Contract	10,916.67	10,916.63	0.04	10,916.67	10,916.63	0.04	131,000.00
7120 · Property Improvements	102.72	2,279.13	(2,176.41)	102.72	2,279.13	(2,176.41)	27,350.00
7140 · Tree Trimming	0.00	2,083.37	(2,083.37)	0.00	2,083.37	(2,083.37)	25,000.00
7150 · Nature Trail Pest Control	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7160 · Preserve Cleanout	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00
<b>Total Grounds</b>	<b>11,019.39</b>	<b>16,695.76</b>	<b>(5,676.37)</b>	<b>11,019.39</b>	<b>16,695.76</b>	<b>(5,676.37)</b>	<b>200,350.00</b>
<b>Lakes &amp; Aerators</b>							
7210 · Lake Repair & Maint	0.00	104.13	(104.13)	0.00	104.13	(104.13)	1,250.00
7220 · Aeration Maint Contracts	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7230 · Aeration Repair & Maint	514.06	83.37	430.69	514.06	83.37	430.69	1,000.00
7240 · Water Mgt Contract	3,042.17	2,916.63	125.54	3,042.17	2,916.63	125.54	35,000.00
7250 · Fountain Maint Contract	811.06	275.00	536.06	811.06	275.00	536.06	3,300.00
7260 · Fountain Repair & Maint	0.00	291.63	(291.63)	0.00	291.63	(291.63)	3,500.00
<b>Total Lakes &amp; Aerators</b>	<b>4,367.29</b>	<b>3,837.39</b>	<b>529.90</b>	<b>4,367.29</b>	<b>3,837.39</b>	<b>529.90</b>	<b>46,050.00</b>
<b>Legal &amp; Professional</b>							
7821 · Financial Review	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
7822 · Legal Fees - General	240.00	833.37	(593.37)	240.00	833.37	(593.37)	10,000.00
7870 · Management Fees	2,650.00	2,650.00	0.00	2,650.00	2,650.00	0.00	31,800.00
<b>Total Legal &amp; Professional</b>	<b>2,890.00</b>	<b>3,983.37</b>	<b>(1,093.37)</b>	<b>2,890.00</b>	<b>3,983.37</b>	<b>(1,093.37)</b>	<b>47,800.00</b>
<b>Other Expenses</b>							
7990 · Capital Reserves	5,304.50	5,304.50	0.00	5,304.50	5,304.50	0.00	63,654.00
<b>Total Other Expenses</b>	<b>5,304.50</b>	<b>5,304.50</b>	<b>0.00</b>	<b>5,304.50</b>	<b>5,304.50</b>	<b>0.00</b>	<b>63,654.00</b>
<b>Pools</b>							
7310 · Pool Contract	1,800.00	1,833.37	(33.37)	1,800.00	1,833.37	(33.37)	22,000.00
7320 · Pool Repair & Maint	1,585.32	879.13	706.19	1,585.32	879.13	706.19	10,550.00
7330 · Gas Pool Heating	1,416.79	1,250.00	166.79	1,416.79	1,250.00	166.79	15,000.00
7340 · Annual Fees	0.00	52.12	(52.12)	0.00	52.12	(52.12)	625.00
<b>Total Pools</b>	<b>4,802.11</b>	<b>4,014.62</b>	<b>787.49</b>	<b>4,802.11</b>	<b>4,014.62</b>	<b>787.49</b>	<b>48,175.00</b>

University Place Neighborhood Association, Inc.  
**Revenue & Expense Budget vs Actual**  
 January 2024

	Jan 24	Budget	\$ Over Bud...	Jan 24	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Recreation Centers</b>							
7405 · Janitorial Services	1,200.00	1,200.00	0.00	1,200.00	1,200.00	0.00	14,400.00
7410 · Janitorial Supplies	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7420 · Rec Center Repair & Maint	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
7440 · Exercise Equip Contract	294.25	150.00	144.25	294.25	150.00	144.25	1,800.00
7450 · Exercise Equip Repair	0.00	208.37	(208.37)	0.00	208.37	(208.37)	2,500.00
7460 · Pest Control - Pool Area	170.00	252.12	(82.12)	170.00	252.12	(82.12)	3,025.00
7470 · Handyman Services	550.00	1,250.00	(700.00)	550.00	1,250.00	(700.00)	15,000.00
7480 · Charleston Internet & Pho...	268.47	266.63	1.84	268.47	266.63	1.84	3,200.00
7490 · Seven Oaks Internet/TV/P...	324.05	333.37	(9.32)	324.05	333.37	(9.32)	4,000.00
<b>Total Recreation Centers</b>	<b>2,806.77</b>	<b>4,243.75</b>	<b>(1,436.98)</b>	<b>2,806.77</b>	<b>4,243.75</b>	<b>(1,436.98)</b>	<b>50,925.00</b>
<b>Security</b>							
7730 · Security Repair & Maint	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
<b>Total Security</b>	<b>0.00</b>	<b>416.63</b>	<b>(416.63)</b>	<b>0.00</b>	<b>416.63</b>	<b>(416.63)</b>	<b>5,000.00</b>
<b>Utilities</b>							
7510 · Water/Sewer/Garbage	1,257.40	900.00	357.40	1,257.40	900.00	357.40	10,800.00
7520 · Electric	3,950.04	2,629.13	1,320.91	3,950.04	2,629.13	1,320.91	31,550.00
<b>Total Utilities</b>	<b>5,207.44</b>	<b>3,529.13</b>	<b>1,678.31</b>	<b>5,207.44</b>	<b>3,529.13</b>	<b>1,678.31</b>	<b>42,350.00</b>
<b>Total Expense</b>	<b>46,689.13</b>	<b>53,139.26</b>	<b>(6,450.13)</b>	<b>46,689.13</b>	<b>53,139.26</b>	<b>(6,450.13)</b>	<b>637,672.00</b>
<b>Net Ordinary Income</b>	<b>7,353.33</b>	<b>0.08</b>	<b>7,353.25</b>	<b>7,353.33</b>	<b>0.08</b>	<b>7,353.25</b>	<b>0.00</b>
<b>Net Income</b>	<b>7,353.33</b>	<b>0.08</b>	<b>7,353.25</b>	<b>7,353.33</b>	<b>0.08</b>	<b>7,353.25</b>	<b>0.00</b>

**UNIVERSITY PLACE NEIGHBORHOOD ASSOC., INC**  
**Reserve Balances**  
**January 31, 2024**

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5700 Capital Reserves	\$ 188,046.16	\$ 5,304.50	\$ -	\$ -	\$ -	\$ 193,350.66
5740 Unallocated Interest	76,819.68	-	-	-	3,027.62	79,847.30
<b>Total Reserves</b>	<b>\$ 264,865.84</b>	<b>5,304.50</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>273,197.96</b>

Expense Details \_\_\_\_\_

Allocation Details \_\_\_\_\_

Total **\$0.00**

Total \$ -