

University Place Neighborhood Association
01/31/2018

Monthly Financial Package

Included Reports

Balance Sheet

Budget Comparison-University Place

9031 Town Center Parkway
Bradenton FL 34202

Advanced Management-Bradenton
9031 Town Center Parkway
Bradenton FL 34202

Assets		
10010	Stonegate Bank-Opr Account	52,245.21
10080	Stonegate Opr CD-.0.45%-12/9/18-Ins D	30,520.38
10090	StoneGate Carriage Run--CD5/25/18 0.35%	7,022.34
10120	CDAR OP Centennial Bk 0.349% 4/19/18	<u>100,898.09</u>
Total Operating Cash		190,686.02
Reserve Cash		
11010	Stonegate Bank Des Rsv MM	66,423.76
11110	Stonegate CDAR .75% 9/5/19	215,944.00
11160	Stonegate CDARS-5/2/19 0.299%	113,297.07
11180	Stonegate Bank CD 0.45% -12/26/18	7,905.76
11190	Stonegate UPN CD-0.45% 12/26/18	<u>79,551.28</u>
Total Reserve Cash		483,121.87
Total Cash		673,807.89
Other Assets		
12010	Accounts Receivable	54,479.62
12020	Allowance for Doubtful Accounts	(49,232.10)
12280	Prepaid Insurance	<u>6,867.03</u>
Total Other Assets		12,114.55
Total Assets		685,922.44
Liabilities		
20150	Prepaid Maintenance Fee	53,553.66
20180	Deferred Revenue	<u>2,886.00</u>
Total Liabilities		56,439.66
Fund Balances		
30340	Prior Year Surplus (Deficit)	146,606.42
	Current Year Surplus/Loss (+/-)	<u>(245.51)</u>
Total Fund Balance		146,360.91
Reserve Fund		
37000	Capital Reserves	388,764.68
37020	Working Capital	41,492.92
37470	Unallocated Interest	<u>52,864.27</u>
Total Reserves		483,121.87
Total Liability/Capital		685,922.44

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Bradenton FL 34202

	MTD ACTUAL	MONTHLY BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANNUAL BUDGET
Income:							
41000	Homeowners Maint Fees	41,210.00	40,895	(315.00)	41,210.00	40,895	(315.00) 490,743
41010	Median Maintenance Income	0.00	250	250.00	0.00	250	250.00 3,000
41050	CR-Supp Lot Income	6,600.00	6,600	0.00	6,600.00	6,600	0.00 79,200
41130	Reserve Income	3,225.00	3,225	0.00	3,225.00	3,225	0.00 38,700
42100	Interest	46.49	0	(46.49)	46.49	0	(46.49) 0
42130	Late Charges	211.51	0	(211.51)	211.51	0	(211.51) 0
45200	Vehicle Decals	60.00	0	(60.00)	60.00	0	(60.00) 0
45250	Bar Code Income	10.00	0	(10.00)	10.00	0	(10.00) 0
46100	Pool Key Income	50.00	0	(50.00)	50.00	0	(50.00) 0
	Total Income*	51,413.00	50,970	(443.00)	51,413.00	50,970	(443.00) 611,643
Operating Expenses:							
Administrative:							
60110	Meeting Expenses	0.00	33	33.00	0.00	33	33.00 400
60140	Signage	0.00	21	21.00	0.00	21	21.00 250
60170	Insurance	981.00	1,050	69.00	981.00	1,050	69.00 12,600
60270	Dues, Licenses & Fees	0.00	5	5.00	0.00	5	5.00 62
60400	HOA Administration & Supplies	0.00	375	375.00	0.00	375	375.00 4,500
60430	Website	600.00	50	(550.00)	600.00	50	(550.00) 600
60450	Fido-Station Bags	517.65	200	(317.65)	517.65	200	(317.65) 2,400
60495	Taxes-Property	0.00	83	83.00	0.00	83	83.00 1,000
60310	Social Committee	42.40	350	307.60	42.40	350	307.60 4,200
60370	Printing & Postage	116.71	292	175.29	116.71	292	175.29 3,500
	Total Administrative*	2,257.76	2,459	201.24	2,257.76	2,459	201.24 29,512
Legal & Professional:							
60060	Financial Review	0.00	392	392.00	0.00	392	392.00 4,700
60070	Professional Fees	0.00	8	8.00	0.00	8	8.00 100
60220	Legal Fees-General	2,305.00	292	(2,013.00)	2,305.00	292	(2,013.00) 3,500
60320	Management Fee	2,411.25	2,411	(0.25)	2,411.25	2,411	(0.25) 28,935
	Total Legal & Professional*	4,716.25	3,103	(1,613.25)	4,716.25	3,103	(1,613.25) 37,235
HOA Manager:							
60000	Salary	5,331.65	5,073	(258.65)	5,331.65	5,073	(258.65) 60,879
60010	Payroll Processing Fee	354.70	317	(37.70)	354.70	317	(37.70) 3,800
60020	Internet & Phone @ Man.Office	153.15	167	13.85	153.15	167	13.85 2,000
60030	Cell Phone Reimbursement	30.00	30	0.00	30.00	30	0.00 360
60040	Mileage Charge	41.00	42	1.00	41.00	42	1.00 500
60050	Benefits	1,222.53	1,250	27.47	1,222.53	1,250	27.47 15,000
	Total HOA Manager*	7,133.03	6,879	(254.03)	7,133.03	6,879	(254.03) 82,539
Utilities:							
60340	TV & Camera Internet@SevenOaks	158.10	167	8.90	158.10	167	8.90 2,000
61150	Electric	1,698.20	1,625	(73.20)	1,698.20	1,625	(73.20) 19,500
	Total Utilities*	1,856.30	1,792	(64.30)	1,856.30	1,792	(64.30) 21,500
Common Grounds:							
63000	Grounds Contract	14,000.00	14,174	174.00	14,000.00	14,174	174.00 170,087
63030	Handyman	687.37	1,250	562.63	687.37	1,250	562.63 15,000
63040	Property Improvements	0.00	1,250	1,250.00	0.00	1,250	1,250.00 15,000
63060	Tree Trimming	1,905.00	417	(1,488.00)	1,905.00	417	(1,488.00) 5,000
63090	Trail Pest Control	0.00	71	71.00	0.00	71	71.00 850
63080	Preserve Cleanout	0.00	708	708.00	0.00	708	708.00 8,500

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63020 Swale Maintenance	0.00	83	83.00	0.00	83	83.00	1,000
Total Common Grounds *	16,592.37	17,953	1,360.63	16,592.37	17,953	1,360.63	215,437
Fountain Maintenance:							
63420 Fountain Maintenance Contract	0.00	270	270.00	0.00	270	270.00	3,245
63430 Fountain Repair & Maintenance	0.00	83	83.00	0.00	83	83.00	1,000
Total Fountain Maintenance*	0.00	353	353.00	0.00	353	353.00	4,245
Lakes & Wetlands:							
63170 Lake Maintenance	758.00	125	(633.00)	758.00	125	(633.00)	1,500
63440 Bubbler Maintenance Contract	478.19	80	(398.19)	478.19	80	(398.19)	956
63450 Bubbler Maint & Repair	0.00	208	208.00	0.00	208	208.00	2,500
63460 Water Management Contract	2,210.00	2,260	50.00	2,210.00	2,260	50.00	27,114
Total Lakes & Wetlands*	3,446.19	2,673	(773.19)	3,446.19	2,673	(773.19)	32,070
Vandalism/Security:							
63510 Vandalism	0.00	42	42.00	0.00	42	42.00	500
63520 Patrol Contract	0.00	167	167.00	0.00	167	167.00	2,000
65070 Security Maintenance & Repair	0.00	125	125.00	0.00	125	125.00	1,500
Total Vandalism/Security*	0.00	334	334.00	0.00	334	334.00	4,000
Pools:							
65080 Pool Cleaning & Contract	1,000.00	1,025	25.00	1,000.00	1,025	25.00	12,300
65100 Pool Repairs & Maintenance	261.05	667	405.95	261.05	667	405.95	8,000
65120 Fitness Center Cleaning Contra	189.00	417	228.00	189.00	417	228.00	5,000
65140 Pool Heat	2,842.58	1,333	(1,509.58)	2,842.58	1,333	(1,509.58)	16,000
65160 Annual License/Fees/Inseption	0.00	52	52.00	0.00	52	52.00	625
Total Pools*	4,292.63	3,494	(798.63)	4,292.63	3,494	(798.63)	41,925
Recreation Center:							
64190 Janitorial Supplies	0.00	67	67.00	0.00	67	67.00	800
61230 Water, Sewer & Garbage	464.77	458	(6.77)	464.77	458	(6.77)	5,500
64000 General Maintenance & Repair	867.98	667	(200.98)	867.98	667	(200.98)	8,000
64220 Playground Equipment	0.00	17	17.00	0.00	17	17.00	200
64200 Exercise Equip Contract	0.00	142	142.00	0.00	142	142.00	1,700
64210 Exercise Equipment Repair	67.14	83	15.86	67.14	83	15.86	1,000
65040 Pest Control-Pool Areas	0.00	57	57.00	0.00	57	57.00	680
Total Recreation Center*	1,399.89	1,491	91.11	1,399.89	1,491	91.11	17,880
Carriage Run Lot Expenses:							
63010 CR-Grounds Contract	6,600.00	6,600	0.00	6,600.00	6,600	0.00	79,200
Total Carriage Run Lot Expense	6,600.00	6,600	0.00	6,600.00	6,600	0.00	79,200
Other Expenses:							
67000 Capital Reserves	3,225.00	3,225	0.00	3,225.00	3,225	0.00	38,700
68010 New Capital Purchases	139.09	583	443.91	139.09	583	443.91	7,000
Total Other Expenses*	3,364.09	3,808	443.91	3,364.09	3,808	443.91	45,700
Total Expenses**	51,658.51	50,939	(719.51)	51,658.51	50,939	(719.51)	611,243

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Net Income***	<u>(245.51)</u>	<u>(2)</u>	<u>243.51</u>	<u>(245.51)</u>	<u>(2)</u>	<u>243.51</u>	<u>0</u>