

**University Place Neighborhood Association**  
02/28/2018

**Monthly Financial Package**

**Included Reports**

Balance Sheet

Budget Comparison-University Place

9031 Town Center Parkway  
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<b>Assets</b>		
10010	Stonegate Bank-Opr Account	48,032.02
10080	Stonegate Opr CD-.0.45%-12/9/18-Ins D	30,532.05
10090	StoneGate Carriage Run--CD5/25/18 0.35%	7,024.43
10120	CDAR OP Centennial Bk 0.349% 4/19/18	100,925.14
	<b>Total Operating Cash</b>	<b>186,513.64</b>
<b>Reserve Cash</b>		
11010	Stonegate Bank Des Rsv MM	62,678.29
11110	Stonegate CDAR .75% 9/5/19	216,067.82
11160	Stonegate CDARS-5/2/19 0.299%	113,323.11
11180	Stonegate Bank CD 0.45% -12/26/18	7,908.78
11190	Stonegate UPN CD-0.45% 12/26/18	79,581.69
	<b>Total Reserve Cash</b>	<b>479,559.69</b>
	<b>Total Cash</b>	<b>666,073.33</b>
<b>Other Assets</b>		
12010	Accounts Receivable	57,348.98
12020	Allowance for Doubtful Accounts	(49,232.10)
12270	Prepaid Expenses	3,225.00
12280	Prepaid Insurance	6,601.03
	<b>Total Other Assets</b>	<b>17,942.91</b>
	<b>Total Assets</b>	<b>684,016.24</b>
<b>Liabilities</b>		
20150	Prepaid Maintenance Fee	50,475.21
20180	Deferred Revenue	2,886.00
	<b>Total Liabilities</b>	<b>53,361.21</b>
<b>Fund Balances</b>		
30340	Prior Year Surplus (Deficit)	146,606.42
	Current Year Surplus/Loss (+/-)	4,488.92
	<b>Total Fund Balance</b>	<b>151,095.34</b>
<b>Reserve Fund</b>		
37000	Capital Reserves	384,966.77
37020	Working Capital	41,492.92
37470	Unallocated Interest	53,100.00
	<b>Total Reserves</b>	<b>479,559.69</b>
	<b>Total Liability/Capital</b>	<b>684,016.24</b>

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	MTD ACTUAL	MONTHLY BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANNUAL BUDGET	
<b>Income:</b>								
41000	Homeowners Maint Fees	41,105.00	40,895	(210.00)	82,315.00	81,790	(525.00)	490,743
41010	Median Maintenance Income	750.00	250	(500.00)	750.00	500	(250.00)	3,000
41050	CR-Supp Lot Income	6,600.00	6,600	0.00	13,200.00	13,200	0.00	79,200
41130	Reserve Income	3,225.00	3,225	0.00	6,450.00	6,450	0.00	38,700
42100	Interest	52.44	0	(52.44)	98.93	0	(98.93)	0
42130	Late Charges	686.01	0	(686.01)	897.52	0	(897.52)	0
45200	Vehicle Decals	110.00	0	(110.00)	170.00	0	(170.00)	0
45250	Bar Code Income	(10.00)	0	10.00	0.00	0	0.00	0
46100	Pool Key Income	25.00	0	(25.00)	75.00	0	(75.00)	0
46400	Pool Reservations	50.00	0	(50.00)	50.00	0	(50.00)	0
	<b>Total Income*</b>	<b>52,593.45</b>	<b>50,970</b>	<b>(1,623.45)</b>	<b>104,006.45</b>	<b>101,940</b>	<b>(2,066.45)</b>	<b>611,643</b>
<b>Operating Expenses:</b>								
<b>Administrative:</b>								
60110	Meeting Expenses	0.00	33	33.00	0.00	66	66.00	400
60140	Signage	0.00	21	21.00	0.00	42	42.00	250
60170	Insurance	981.00	1,050	69.00	1,962.00	2,100	138.00	12,600
60270	Dues, Licenses & Fees	0.00	5	5.00	0.00	10	10.00	62
60400	HOA Administration & Supplies	568.98	375	(193.98)	568.98	750	181.02	4,500
60430	Website	0.00	50	50.00	600.00	100	(500.00)	600
60450	Fido-Station Bags	117.99	200	82.01	635.64	400	(235.64)	2,400
60495	Taxes-Property	0.00	83	83.00	0.00	166	166.00	1,000
60310	Social Committee	343.10	350	6.90	385.50	700	314.50	4,200
60370	Printing & Postage	53.62	292	238.38	170.33	584	413.67	3,500
	<b>Total Administrative*</b>	<b>2,064.69</b>	<b>2,459</b>	<b>394.31</b>	<b>4,322.45</b>	<b>4,918</b>	<b>595.55</b>	<b>29,512</b>
<b>Legal &amp; Professional:</b>								
60060	Financial Review	0.00	392	392.00	0.00	784	784.00	4,700
60070	Professional Fees	0.00	8	8.00	0.00	16	16.00	100
60220	Legal Fees-General	0.00	292	292.00	2,305.00	584	(1,721.00)	3,500
60320	Management Fee	2,411.25	2,411	(0.25)	4,822.50	4,822	(0.50)	28,935
	<b>Total Legal &amp; Professional*</b>	<b>2,411.25</b>	<b>3,103</b>	<b>691.75</b>	<b>7,127.50</b>	<b>6,206</b>	<b>(921.50)</b>	<b>37,235</b>
<b>HOA Manager:</b>								
60000	Salary	4,660.06	5,073	412.94	9,991.71	10,146	154.29	60,879
60010	Payroll Processing Fee	302.84	317	14.16	657.54	634	(23.54)	3,800
60020	Internet & Phone @ Man.Office	153.15	167	13.85	306.30	334	27.70	2,000
60030	Cell Phone Reimbursement	30.00	30	0.00	60.00	60	0.00	360
60040	Mileage Charge	41.00	42	1.00	82.00	84	2.00	500
60050	Benefits	892.24	1,250	357.76	2,114.77	2,500	385.23	15,000
	<b>Total HOA Manager*</b>	<b>6,079.29</b>	<b>6,879</b>	<b>799.71</b>	<b>13,212.32</b>	<b>13,758</b>	<b>545.68</b>	<b>82,539</b>
<b>Utilities:</b>								
60340	TV & Camera Internet@SevenOaks	158.10	167	8.90	316.20	334	17.80	2,000
61150	Electric	1,615.95	1,625	9.05	3,314.15	3,250	(64.15)	19,500
	<b>Total Utilities*</b>	<b>1,774.05</b>	<b>1,792</b>	<b>17.95</b>	<b>3,630.35</b>	<b>3,584</b>	<b>(46.35)</b>	<b>21,500</b>
<b>Common Grounds:</b>								
63000	Grounds Contract	14,000.00	14,174	174.00	28,000.00	28,348	348.00	170,087
63030	Handyman	870.44	1,250	379.56	1,557.81	2,500	942.19	15,000
63040	Property Improvements	0.00	1,250	1,250.00	0.00	2,500	2,500.00	15,000
63060	Tree Trimming	350.00	417	67.00	2,255.00	834	(1,421.00)	5,000
63090	Trail Pest Control	0.00	71	71.00	0.00	142	142.00	850

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		MTD ACTUAL	MONTHLY BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANNUAL BUDGET
63080	Preserve Cleanout	0.00	708	708.00	0.00	1,416	1,416.00	8,500
63020	Swale Maintenance	0.00	83	83.00	0.00	166	166.00	1,000
	<b>Total Common Grounds *</b>	<b>15,220.44</b>	<b>17,953</b>	<b>2,732.56</b>	<b>31,812.81</b>	<b>35,906</b>	<b>4,093.19</b>	<b>215,437</b>
	<b>Fountain Maintenance:</b>							
63420	Fountain Maintenance Contract	0.00	270	270.00	0.00	540	540.00	3,245
63430	Fountain Repair & Maintenance	856.35	83	(773.35)	856.35	166	(690.35)	1,000
	<b>Total Fountain Maintenance*</b>	<b>856.35</b>	<b>353</b>	<b>(503.35)</b>	<b>856.35</b>	<b>706</b>	<b>(150.35)</b>	<b>4,245</b>
	<b>Lakes &amp; Wetlands:</b>							
63170	Lake Maintenance	0.00	125	125.00	758.00	250	(508.00)	1,500
63440	Bubbler Maintenance Contract	0.00	80	80.00	478.19	160	(318.19)	956
63450	Bubbler Maint & Repair	0.00	208	208.00	0.00	416	416.00	2,500
63460	Water Management Contract	2,210.00	2,260	50.00	4,420.00	4,520	100.00	27,114
	<b>Total Lakes &amp; Wetlands*</b>	<b>2,210.00</b>	<b>2,673</b>	<b>463.00</b>	<b>5,656.19</b>	<b>5,346</b>	<b>(310.19)</b>	<b>32,070</b>
	<b>Vandalism/Security:</b>							
63510	Vandalism	0.00	42	42.00	0.00	84	84.00	500
63520	Patrol Contract	0.00	167	167.00	0.00	334	334.00	2,000
65070	Security Maintenance & Repair	144.42	125	(19.42)	144.42	250	105.58	1,500
	<b>Total Vandalism/Security*</b>	<b>144.42</b>	<b>334</b>	<b>189.58</b>	<b>144.42</b>	<b>668</b>	<b>523.58</b>	<b>4,000</b>
	<b>Pools:</b>							
65080	Pool Cleaning & Contract	1,000.00	1,025	25.00	2,000.00	2,050	50.00	12,300
65100	Pool Repairs & Maintenance	0.00	667	667.00	261.05	1,334	1,072.95	8,000
65120	Fitness Center Cleaning Contra	0.00	417	417.00	189.00	834	645.00	5,000
65130	Fitness Center/Storage Room En	133.75	0	(133.75)	133.75	0	(133.75)	0
65140	Pool Heat	3,619.54	1,333	(2,286.54)	6,462.12	2,666	(3,796.12)	16,000
65160	Annual License/Fees/Inseption	0.00	52	52.00	0.00	104	104.00	625
	<b>Total Pools*</b>	<b>4,753.29</b>	<b>3,494</b>	<b>(1,259.29)</b>	<b>9,045.92</b>	<b>6,988</b>	<b>(2,057.92)</b>	<b>41,925</b>
	<b>Recreation Center:</b>							
64190	Janitorial Supplies	0.00	67	67.00	0.00	134	134.00	800
61230	Water, Sewer & Garbage	346.40	458	111.60	811.17	916	104.83	5,500
64000	General Maintenance & Repair	1,177.46	667	(510.46)	2,045.44	1,334	(711.44)	8,000
64220	Playground Equipment	0.00	17	17.00	0.00	34	34.00	200
64200	Exercise Equip Contract	0.00	142	142.00	0.00	284	284.00	1,700
64210	Exercise Equipment Repair	0.00	83	83.00	67.14	166	98.86	1,000
65040	Pest Control-Pool Areas	340.00	57	(283.00)	340.00	114	(226.00)	680
	<b>Total Recreation Center*</b>	<b>1,863.86</b>	<b>1,491</b>	<b>(372.86)</b>	<b>3,263.75</b>	<b>2,982</b>	<b>(281.75)</b>	<b>17,880</b>
	<b>Carriage Run Lot Expenses:</b>							
63010	CR-Grounds Contract	6,600.00	6,600	0.00	13,200.00	13,200	0.00	79,200
	<b>Total Carriage Run Lot Expense</b>	<b>6,600.00</b>	<b>6,600</b>	<b>0.00</b>	<b>13,200.00</b>	<b>13,200</b>	<b>0.00</b>	<b>79,200</b>
	<b>Other Expenses:</b>							
67000	Capital Reserves	3,225.00	3,225	0.00	6,450.00	6,450	0.00	38,700
68010	New Capital Purchases	656.38	583	(73.38)	795.47	1,166	370.53	7,000
	<b>Total Other Expenses*</b>	<b>3,881.38</b>	<b>3,808</b>	<b>(73.38)</b>	<b>7,245.47</b>	<b>7,616</b>	<b>370.53</b>	<b>45,700</b>
	<b>Total Expenses**</b>	<b>47,859.02</b>	<b>50,939</b>	<b>3,079.98</b>	<b>99,517.53</b>	<b>101,878</b>	<b>2,360.47</b>	<b>611,243</b>

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	MTD ACTUAL	MONTHLY BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANNUAL BUDGET
<b>Net Income***</b>	<b>4,734.43</b>	<b>(2)</b>	<b>(4,736.43)</b>	<b>4,488.92</b>	<b>(4)</b>	<b>(4,492.92)</b>	<b>0</b>