

University Place Neighborhood Association
04/30/2018

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	46,156.71
10080	Stonegate Opr CD-.0.45%-12/9/18-Ins D	30,554.26
10090	StoneGate Carriage Run--CD5/25/18 0.35%	7,028.41
10120	CDAR OP Centennial Bk 0.35% 7/19/18	100,984.09

Total Operating Cash **184,723.47**

Reserve Cash

11010	Stonegate Bank Des Rsv MM	69,237.46
11110	Stonegate CDAR .75% 9/5/19	216,337.80
11160	Stonegate CDARS-5/2/19 0.299%	113,379.85
11180	Stonegate Bank CD 0.45% -12/26/18	7,914.53
11190	Stonegate UPN CD-0.45% 12/26/18	79,639.59

Total Reserve Cash **486,509.23**

Total Cash **671,232.70**

Other Assets

12010	Accounts Receivable	55,413.22
12020	Allowance for Doubtful Accounts	(49,232.10)
12270	Prepaid Expenses	3,225.00
12280	Prepaid Insurance	4,519.85

Total Other Assets **13,925.97**

Total Assets **685,158.67**

Liabilities

20150	Prepaid Maintenance Fee	51,936.77
20180	Deferred Revenue	2,886.00

Total Liabilities **54,822.77**

Fund Balances

30340	Prior Year Surplus (Deficit)	146,606.42
	Current Year Surplus/Loss (+/-)	(2,779.75)

Total Fund Balance **143,826.67**

Reserve Fund

37000	Capital Reserves	391,416.77
37020	Working Capital	41,492.92
37470	Unallocated Interest	53,599.54

Total Reserves **486,509.23**

Total Liability/Capital **685,158.67**

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	MTD ACTUAL	MONTHLY BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANNUAL BUDGET	
Income:								
41000	Homeowners Maint Fees	41,105.00	40,895	(210.00)	164,525.00	163,580	(945.00)	490,743
41010	Median Maintenance Income	0.00	250	250.00	750.00	1,000	250.00	3,000
41050	CR-Supp Lot Income	6,600.00	6,600	0.00	26,400.00	26,400	0.00	79,200
41130	Reserve Income	3,225.00	3,225	0.00	12,900.00	12,900	0.00	38,700
42100	Interest	88.61	0	(88.61)	213.21	0	(213.21)	0
42130	Late Charges	12.99	0	(12.99)	1,322.28	0	(1,322.28)	0
42160	Miscellaneous Income	0.00	0	0.00	25.68	0	(25.68)	0
45200	Vehicle Decals	210.00	0	(210.00)	380.00	0	(380.00)	0
46100	Pool Key Income	50.00	0	(50.00)	125.00	0	(125.00)	0
46300	Pool Rental Income	100.00	0	(100.00)	150.00	0	(150.00)	0
46400	Pool Reservations	0.00	0	0.00	50.00	0	(50.00)	0
	Total Income*	51,391.60	50,970	(421.60)	206,841.17	203,880	(2,961.17)	611,643
Operating Expenses:								
Administrative:								
60110	Meeting Expenses	0.00	33	33.00	0.00	132	132.00	400
60140	Signage	0.00	21	21.00	0.00	84	84.00	250
60170	Insurance	1,040.59	1,050	9.41	4,043.18	4,200	156.82	12,600
60270	Dues, Licenses & Fees	61.25	5	(56.25)	61.25	20	(41.25)	62
60400	HOA Administration & Supplies	47.00	375	328.00	748.00	1,500	752.00	4,500
60430	Website	0.00	50	50.00	600.00	200	(400.00)	600
60450	Fido-Station Bags	0.00	200	200.00	635.64	800	164.36	2,400
60495	Taxes-Property	0.00	83	83.00	0.00	332	332.00	1,000
60310	Social Committee	599.52	350	(249.52)	985.02	1,400	414.98	4,200
60370	Printing & Postage	56.95	292	235.05	464.03	1,168	703.97	3,500
	Total Administrative*	1,805.31	2,459	653.69	7,537.12	9,836	2,298.88	29,512
Legal & Professional:								
60060	Financial Review	0.00	392	392.00	4,600.00	1,568	(3,032.00)	4,700
60070	Professional Fees	0.00	8	8.00	0.00	32	32.00	100
60220	Legal Fees-General	980.70	292	(688.70)	3,656.20	1,168	(2,488.20)	3,500
60320	Management Fee	2,411.25	2,411	(0.25)	9,645.00	9,644	(1.00)	28,935
	Total Legal & Professional*	3,391.95	3,103	(288.95)	17,901.20	12,412	(5,489.20)	37,235
HOA Manager:								
60000	Salary	4,660.06	5,073	412.94	19,311.83	20,292	980.17	60,879
60010	Payroll Processing Fee	269.14	317	47.86	1,192.00	1,268	76.00	3,800
60020	Internet & Phone @ Man.Office	152.96	167	14.04	612.41	668	55.59	2,000
60030	Cell Phone Reimbursement	0.00	30	30.00	60.00	120	60.00	360
60040	Mileage Charge	0.00	42	42.00	82.00	168	86.00	500
60050	Benefits	1,066.83	1,250	183.17	4,226.40	5,000	773.60	15,000
	Total HOA Manager*	6,148.99	6,879	730.01	25,484.64	27,516	2,031.36	82,539
Utilities:								
60340	TV & Camera Internet@SevenOaks	159.58	167	7.42	878.89	668	(210.89)	2,000
61150	Electric	2,171.28	1,625	(546.28)	7,057.88	6,500	(557.88)	19,500
	Total Utilities*	2,330.86	1,792	(538.86)	7,936.77	7,168	(768.77)	21,500
Common Grounds:								
63000	Grounds Contract	14,000.00	14,174	174.00	56,000.00	56,696	696.00	170,087
63030	Handyman	570.14	1,250	679.86	2,611.62	5,000	2,388.38	15,000
63040	Property Improvements	11,161.38	1,250	(9,911.38)	11,161.38	5,000	(6,161.38)	15,000
63060	Tree Trimming	0.00	417	417.00	3,315.00	1,668	(1,647.00)	5,000

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	MTD ACTUAL	MONTHLY BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANNUAL BUDGET
63090 Trail Pest Control	0.00	71	71.00	0.00	284	284.00	850
63080 Preserve Cleanout	0.00	708	708.00	0.00	2,832	2,832.00	8,500
63020 Swale Maintenance	562.56	83	(479.56)	750.08	332	(418.08)	1,000
Total Common Grounds *	26,294.08	17,953	(8,341.08)	73,838.08	71,812	(2,026.08)	215,437
Fountain Maintenance:							
63420 Fountain Maintenance Contract	758.00	270	(488.00)	758.00	1,080	322.00	3,245
63430 Fountain Repair & Maintenance	0.00	83	83.00	856.35	332	(524.35)	1,000
Total Fountain Maintenance*	758.00	353	(405.00)	1,614.35	1,412	(202.35)	4,245
Lakes & Wetlands:							
63170 Lake Maintenance	0.00	125	125.00	758.00	500	(258.00)	1,500
63440 Bubbler Maintenance Contract	0.00	80	80.00	478.19	320	(158.19)	956
63450 Bubbler Maint & Repair	0.00	208	208.00	0.00	832	832.00	2,500
63460 Water Management Contract	2,277.00	2,260	(17.00)	8,907.00	9,040	133.00	27,114
Total Lakes & Wetlands*	2,277.00	2,673	396.00	10,143.19	10,692	548.81	32,070
Vandalism/Security:							
63510 Vandalism	0.00	42	42.00	0.00	168	168.00	500
63520 Patrol Contract	0.00	167	167.00	0.00	668	668.00	2,000
65070 Security Maintenance & Repair	0.00	125	125.00	144.42	500	355.58	1,500
Total Vandalism/Security*	0.00	334	334.00	144.42	1,336	1,191.58	4,000
Pools:							
65080 Pool Cleaning & Contract	1,000.00	1,025	25.00	4,000.00	4,100	100.00	12,300
65100 Pool Repairs & Maintenance	1,479.78	667	(812.78)	1,860.83	2,668	807.17	8,000
65120 Fitness Center Cleaning Contra	255.50	417	161.50	966.00	1,668	702.00	5,000
65140 Pool Heat	2,101.76	1,333	(768.76)	12,271.56	5,332	(6,939.56)	16,000
65160 Annual License/Fees/Inseption	0.00	52	52.00	0.00	208	208.00	625
Total Pools*	4,837.04	3,494	(1,343.04)	19,098.39	13,976	(5,122.39)	41,925
Recreation Center:							
64190 Janitorial Supplies	323.81	67	(256.81)	323.81	268	(55.81)	800
61230 Water, Sewer & Garbage	441.12	458	16.88	1,836.30	1,832	(4.30)	5,500
64000 General Maintenance & Repair	175.00	667	492.00	2,249.97	2,668	418.03	8,000
64220 Playground Equipment	0.00	17	17.00	0.00	68	68.00	200
64200 Exercise Equip Contract	0.00	142	142.00	267.50	568	300.50	1,700
64210 Exercise Equipment Repair	0.00	83	83.00	809.71	332	(477.71)	1,000
65040 Pest Control-Pool Areas	0.00	57	57.00	340.00	228	(112.00)	680
Total Recreation Center*	939.93	1,491	551.07	5,827.29	5,964	136.71	17,880
Carriage Run Lot Expenses:							
63010 CR-Grounds Contract	6,600.00	6,600	0.00	26,400.00	26,400	0.00	79,200
Total Carriage Run Lot Expense	6,600.00	6,600	0.00	26,400.00	26,400	0.00	79,200
Other Expenses:							
67000 Capital Reserves	3,225.00	3,225	0.00	12,900.00	12,900	0.00	38,700
68010 New Capital Purchases	0.00	583	583.00	795.47	2,332	1,536.53	7,000
Total Other Expenses*	3,225.00	3,808	583.00	13,695.47	15,232	1,536.53	45,700
Total Expenses**	58,608.16	50,939	(7,669.16)	209,620.92	203,756	(5,864.92)	611,243

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	MTD ACTUAL	MONTHLY BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANNUAL BUDGET
Net Income***	(7,216.56)	(2)	7,214.56	(2,779.75)	(8)	2,771.75	0