

University Place Neighborhood Association
05/31/2018

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	34,166.73
10080	Stonegate Opr CD-.0.45%-12/9/18-Ins D	30,565.56
10090	StoneGate Carriage Run--CD5/25/19	7,030.43
10120	CDAR OP Centennial Bk 0.35% 7/19/18	100,984.09

Total Operating Cash **172,746.81**

Reserve Cash

11010	Stonegate Bank Des Rsv MM	72,520.38
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	7,917.46
11190	Stonegate UPN CD-0.45% 12/26/18	79,669.05

Total Reserve Cash **489,824.54**

Total Cash **662,571.35**

Other Assets

12010	Accounts Receivable	58,861.53
12020	Allowance for Doubtful Accounts	(49,232.10)
12270	Prepaid Expenses	3,225.00
12280	Prepaid Insurance	3,479.26

Total Other Assets **16,333.69**

Total Assets **678,905.04**

Liabilities

20000	Accounts Payable	1,300.00
20150	Prepaid Maintenance Fee	43,387.46
20180	Deferred Revenue	2,886.00

Total Liabilities **47,573.46**

Fund Balances

30340	Prior Year Surplus (Deficit)	146,606.42
	Current Year Surplus/Loss (+/-)	(5,099.38)

Total Fund Balance **141,507.04**

Reserve Fund

37000	Capital Reserves	394,638.77
37020	Working Capital	41,495.92
37470	Unallocated Interest	53,689.85

Total Reserves **489,824.54**

Total Liability/Capital **678,905.04**

05/31/2018
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	MTD ACTUAL	MONTHLY BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANNUAL BUDGET	
Income:								
41000	Homeowners Maint Fees	41,605.00	40,895	(710.00)	206,130.00	204,475	(1,655.00)	490,743
41010	Median Maintenance Income	0.00	250	250.00	750.00	1,250	500.00	3,000
41050	CR-Supp Lot Income	6,600.00	6,600	0.00	33,000.00	33,000	0.00	79,200
41130	Reserve Income	3,225.00	3,225	0.00	16,125.00	16,125	0.00	38,700
42100	Interest	27.60	0	(27.60)	240.81	0	(240.81)	0
42130	Late Charges	470.05	0	(470.05)	1,792.33	0	(1,792.33)	0
42160	Miscellaneous Income	0.00	0	0.00	25.68	0	(25.68)	0
45200	Vehicle Decals	145.00	0	(145.00)	525.00	0	(525.00)	0
46100	Pool Key Income	25.00	0	(25.00)	150.00	0	(150.00)	0
46300	Pool Rental Income	400.00	0	(400.00)	550.00	0	(550.00)	0
46400	Pool Reservations	(50.00)	0	50.00	0.00	0	0.00	0
	Total Income*	52,447.65	50,970	(1,477.65)	259,288.82	254,850	(4,438.82)	611,643
Operating Expenses:								
Administrative:								
60110	Meeting Expenses	0.00	33	33.00	0.00	165	165.00	400
60140	Signage	0.00	21	21.00	0.00	105	105.00	250
60170	Insurance	1,040.59	1,050	9.41	5,083.77	5,250	166.23	12,600
60270	Dues, Licenses & Fees	0.00	5	5.00	61.25	25	(36.25)	62
60400	HOA Administration & Supplies	312.40	375	62.60	1,060.40	1,875	814.60	4,500
60430	Website	0.00	50	50.00	600.00	250	(350.00)	600
60450	Fido-Station Bags	0.00	200	200.00	635.64	1,000	364.36	2,400
60495	Taxes-Property	0.00	83	83.00	0.00	415	415.00	1,000
60310	Social Committee	634.93	350	(284.93)	1,619.95	1,750	130.05	4,200
60370	Printing & Postage	265.37	292	26.63	729.40	1,460	730.60	3,500
	Total Administrative*	2,253.29	2,459	205.71	9,790.41	12,295	2,504.59	29,512
Legal & Professional:								
60060	Financial Review	0.00	392	392.00	4,600.00	1,960	(2,640.00)	4,700
60070	Professional Fees	0.00	8	8.00	0.00	40	40.00	100
60220	Legal Fees-General	97.50	292	194.50	3,753.70	1,460	(2,293.70)	3,500
60320	Management Fee	2,411.25	2,411	(0.25)	12,056.25	12,055	(1.25)	28,935
	Total Legal & Professional*	2,508.75	3,103	594.25	20,409.95	15,515	(4,894.95)	37,235
HOA Manager:								
60000	Salary	6,990.09	5,073	(1,917.09)	26,301.92	25,365	(936.92)	60,879
60010	Payroll Processing Fee	420.15	317	(103.15)	1,612.15	1,585	(27.15)	3,800
60020	Internet & Phone @ Man.Office	152.96	167	14.04	765.37	835	69.63	2,000
60030	Cell Phone Reimbursement	90.00	30	(60.00)	150.00	150	0.00	360
60040	Mileage Charge	123.00	42	(81.00)	205.00	210	5.00	500
60050	Benefits	1,633.29	1,250	(383.29)	5,859.69	6,250	390.31	15,000
	Total HOA Manager*	9,409.49	6,879	(2,530.49)	34,894.13	34,395	(499.13)	82,539
Utilities:								
60340	TV & Camera Internet@SevenOaks	(85.52)	167	252.52	793.37	835	41.63	2,000
61150	Electric	1,722.64	1,625	(97.64)	8,780.52	8,125	(655.52)	19,500
	Total Utilities*	1,637.12	1,792	154.88	9,573.89	8,960	(613.89)	21,500
Common Grounds:								
63000	Grounds Contract	14,000.00	14,174	174.00	70,000.00	70,870	870.00	170,087
63030	Handyman	1,226.93	1,250	23.07	3,838.55	6,250	2,411.45	15,000
63040	Property Improvements	416.22	1,250	833.78	11,577.60	6,250	(5,327.60)	15,000
63060	Tree Trimming	900.00	417	(483.00)	4,215.00	2,085	(2,130.00)	5,000

9031 Town Center Parkway
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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	355	355.00	850
63080 Preserve Cleanout	6,129.00	708	(5,421.00)	6,129.00	3,540	(2,589.00)	8,500
63020 Swale Maintenance	0.00	83	83.00	750.08	415	(335.08)	1,000
Total Common Grounds *	22,672.15	17,953	(4,719.15)	96,510.23	89,765	(6,745.23)	215,437
Fountain Maintenance:							
63420 Fountain Maintenance Contract	95.51	270	174.49	853.51	1,350	496.49	3,245
63430 Fountain Repair & Maintenance	0.00	83	83.00	856.35	415	(441.35)	1,000
Total Fountain Maintenance*	95.51	353	257.49	1,709.86	1,765	55.14	4,245
Lakes & Wetlands:							
63170 Lake Maintenance	0.00	125	125.00	758.00	625	(133.00)	1,500
63440 Bubbler Maintenance Contract	0.00	80	80.00	478.19	400	(78.19)	956
63450 Bubbler Maint & Repair	0.00	208	208.00	0.00	1,040	1,040.00	2,500
63460 Water Management Contract	2,277.00	2,260	(17.00)	11,184.00	11,300	116.00	27,114
Total Lakes & Wetlands*	2,277.00	2,673	396.00	12,420.19	13,365	944.81	32,070
Vandalism/Security:							
63510 Vandalism	0.00	42	42.00	0.00	210	210.00	500
63520 Patrol Contract	0.00	167	167.00	0.00	835	835.00	2,000
65070 Security Maintenance & Repair	0.00	125	125.00	144.42	625	480.58	1,500
Total Vandalism/Security*	0.00	334	334.00	144.42	1,670	1,525.58	4,000
Pools:							
65080 Pool Cleaning & Contract	1,000.00	1,025	25.00	5,000.00	5,125	125.00	12,300
65100 Pool Repairs & Maintenance	96.36	667	570.64	1,957.19	3,335	1,377.81	8,000
65120 Fitness Center Cleaning Contra	0.00	417	417.00	966.00	2,085	1,119.00	5,000
65140 Pool Heat	1,464.97	1,333	(131.97)	13,736.53	6,665	(7,071.53)	16,000
65160 Annual License/Fees/Inseption	626.05	52	(574.05)	626.05	260	(366.05)	625
Total Pools*	3,187.38	3,494	306.62	22,285.77	17,470	(4,815.77)	41,925
Recreation Center:							
64190 Janitorial Supplies	84.98	67	(17.98)	408.79	335	(73.79)	800
61230 Water, Sewer & Garbage	311.82	458	146.18	2,148.12	2,290	141.88	5,500
64000 General Maintenance & Repair	122.93	667	544.07	2,372.90	3,335	962.10	8,000
64220 Playground Equipment	0.00	17	17.00	0.00	85	85.00	200
64200 Exercise Equip Contract	267.50	142	(125.50)	535.00	710	175.00	1,700
64210 Exercise Equipment Repair	114.36	83	(31.36)	924.07	415	(509.07)	1,000
65040 Pest Control-Pool Areas	0.00	57	57.00	340.00	285	(55.00)	680
Total Recreation Center*	901.59	1,491	589.41	6,728.88	7,455	726.12	17,880
Carriage Run Lot Expenses:							
63010 CR-Grounds Contract	6,600.00	6,600	0.00	33,000.00	33,000	0.00	79,200
Total Carriage Run Lot Expense	6,600.00	6,600	0.00	33,000.00	33,000	0.00	79,200
Other Expenses:							
67000 Capital Reserves	3,225.00	3,225	0.00	16,125.00	16,125	0.00	38,700
68010 New Capital Purchases	0.00	583	583.00	795.47	2,915	2,119.53	7,000
Total Other Expenses*	3,225.00	3,808	583.00	16,920.47	19,040	2,119.53	45,700
Total Expenses**	54,767.28	50,939	(3,828.28)	264,388.20	254,695	(9,693.20)	611,243

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	MTD ACTUAL	MONTHLY BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANNUAL BUDGET
Net Income***	(2,319.63)	(2)	2,317.63	(5,099.38)	(10)	5,089.38	0