

University Place Neighborhood Association
06/30/2018

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	Centennial Bank-Opr Account	40,256.16
10080	Centennial Bk Opr CD-.0.45%-12/9/18-Ins	30,577.24
10090	Centennial Bank Carriage Run--CD5/25/19	7,034.61
10120	Centennial Bk OP CDAR 0.35% 7/19/18	101,043.07

Total Operating Cash **178,911.08**

Reserve Cash

11010	Centennial Bank Des Rsv MM	73,132.70
11110	Centennial Bk CDAR .75% 9/5/19	216,608.13
11160	Centennial CDARS-5/2/19 0.299%	113,436.63
11180	Centennial Bank CD 0.45% -12/26/18	7,920.49
11190	Centennial Bank CD-0.45% 12/26/18	79,699.50

Total Reserve Cash **490,797.45**

Total Cash **669,708.53**

Other Assets

12010	Accounts Receivable	59,926.61
12020	Allowance for Doubtful Accounts	(49,232.10)
12270	Prepaid Expenses	3,225.00
12280	Prepaid Insurance	2,438.67

Total Other Assets **16,358.18**

Total Assets **686,066.71**

Liabilities

20150	Prepaid Maintenance Fee	46,204.89
20180	Deferred Revenue	2,886.00

Total Liabilities **49,090.89**

Fund Balances

30340	Prior Year Surplus (Deficit)	146,606.42
	Current Year Surplus/Loss (+/-)	(428.05)

Total Fund Balance **146,178.37**

Reserve Fund

37000	Capital Reserves	395,192.19
37020	Working Capital	41,495.92
37470	Unallocated Interest	54,109.34

Total Reserves **490,797.45**

Total Liability/Capital **686,066.71**

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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)	247,235.00	245,370	(1,865.00)	490,743
41010	Median Maintenance Income	0.00	250	250.00	750.00	1,500	750.00	3,000
41050	CR-Supp Lot Income	6,600.00	6,600	0.00	39,600.00	39,600	0.00	79,200
41130	Reserve Income	3,225.00	3,225	0.00	19,350.00	19,350	0.00	38,700
42100	Interest	83.47	0	(83.47)	324.28	0	(324.28)	0
42130	Late Charges	532.53	0	(532.53)	2,324.86	0	(2,324.86)	0
42160	Miscellaneous Income	0.00	0	0.00	25.68	0	(25.68)	0
45200	Vehicle Decals	75.00	0	(75.00)	600.00	0	(600.00)	0
46100	Pool Key Income	0.00	0	0.00	150.00	0	(150.00)	0
46300	Pool Rental Income	0.00	0	0.00	550.00	0	(550.00)	0
	Total Income*	51,621.00	50,970	(651.00)	310,909.82	305,820	(5,089.82)	611,643
Operating Expenses:								
Administrative:								
60110	Meeting Expenses	0.00	33	33.00	0.00	198	198.00	400
60140	Signage	0.00	21	21.00	0.00	126	126.00	250
60170	Insurance	1,040.59	1,050	9.41	6,124.36	6,300	175.64	12,600
60270	Dues, Licenses & Fees	0.00	5	5.00	61.25	30	(31.25)	62
60400	HOA Administration & Supplies	1,208.77	375	(833.77)	2,269.17	2,250	(19.17)	4,500
60430	Website	0.00	50	50.00	600.00	300	(300.00)	600
60450	Fido-Station Bags	749.98	200	(549.98)	1,385.62	1,200	(185.62)	2,400
60495	Taxes-Property	0.00	83	83.00	0.00	498	498.00	1,000
60310	Social Committee	132.73	350	217.27	1,752.68	2,100	347.32	4,200
60370	Printing & Postage	168.92	292	123.08	898.32	1,752	853.68	3,500
	Total Administrative*	3,300.99	2,459	(841.99)	13,091.40	14,754	1,662.60	29,512
Legal & Professional:								
60060	Financial Review	0.00	392	392.00	4,600.00	2,352	(2,248.00)	4,700
60070	Professional Fees	0.00	8	8.00	0.00	48	48.00	100
60220	Legal Fees-General	253.50	292	38.50	4,007.20	1,752	(2,255.20)	3,500
60320	Management Fee	2,411.25	2,411	(0.25)	14,467.50	14,466	(1.50)	28,935
	Total Legal & Professional*	2,664.75	3,103	438.25	23,074.70	18,618	(4,456.70)	37,235
HOA Manager:								
60000	Salary	4,660.06	5,073	412.94	30,961.98	30,438	(523.98)	60,879
60010	Payroll Processing Fee	284.42	317	32.58	1,896.57	1,902	5.43	3,800
60020	Internet & Phone @ Man.Office	152.96	167	14.04	918.33	1,002	83.67	2,000
60030	Cell Phone Reimbursement	60.00	30	(30.00)	210.00	180	(30.00)	360
60040	Mileage Charge	82.00	42	(40.00)	287.00	252	(35.00)	500
60050	Benefits	1,088.86	1,250	161.14	6,948.55	7,500	551.45	15,000
	Total HOA Manager*	6,328.30	6,879	550.70	41,222.43	41,274	51.57	82,539
Utilities:								
60340	TV & Camera Internet@SevenOaks	159.49	167	7.51	952.86	1,002	49.14	2,000
61150	Electric	1,525.58	1,625	99.42	10,306.10	9,750	(556.10)	19,500
	Total Utilities*	1,685.07	1,792	106.93	11,258.96	10,752	(506.96)	21,500
Common Grounds:								
63000	Grounds Contract	14,000.00	14,174	174.00	84,000.00	85,044	1,044.00	170,087
63030	Handyman	905.82	1,250	344.18	4,744.37	7,500	2,755.63	15,000
63040	Property Improvements	0.00	1,250	1,250.00	11,577.60	7,500	(4,077.60)	15,000
63060	Tree Trimming	0.00	417	417.00	4,215.00	2,502	(1,713.00)	5,000
63090	Trail Pest Control	75.00	71	(4.00)	75.00	426	351.00	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	6,129.00	4,248	(1,881.00)	8,500
63020	Swale Maintenance	0.00	83	83.00	750.08	498	(252.08)	1,000
	Total Common Grounds *	14,980.82	17,953	2,972.18	111,491.05	107,718	(3,773.05)	215,437
	Fountain Maintenance:							
63420	Fountain Maintenance Contract	0.00	270	270.00	853.51	1,620	766.49	3,245
63430	Fountain Repair & Maintenance	0.00	83	83.00	856.35	498	(358.35)	1,000
	Total Fountain Maintenance*	0.00	353	353.00	1,709.86	2,118	408.14	4,245
	Lakes & Wetlands:							
63170	Lake Maintenance	0.00	125	125.00	758.00	750	(8.00)	1,500
63440	Bubbler Maintenance Contract	0.00	80	80.00	478.19	480	1.81	956
63450	Bubbler Maint & Repair	0.00	208	208.00	0.00	1,248	1,248.00	2,500
63460	Water Management Contract	2,277.00	2,260	(17.00)	13,461.00	13,560	99.00	27,114
	Total Lakes & Wetlands*	2,277.00	2,673	396.00	14,697.19	16,038	1,340.81	32,070
	Vandalism/Security:							
63510	Vandalism	0.00	42	42.00	0.00	252	252.00	500
63520	Patrol Contract	0.00	167	167.00	0.00	1,002	1,002.00	2,000
65070	Security Maintenance & Repair	0.00	125	125.00	144.42	750	605.58	1,500
	Total Vandalism/Security*	0.00	334	334.00	144.42	2,004	1,859.58	4,000
	Pools:							
65080	Pool Cleaning & Contract	1,000.00	1,025	25.00	6,000.00	6,150	150.00	12,300
65100	Pool Repairs & Maintenance	0.00	667	667.00	1,957.19	4,002	2,044.81	8,000
65120	Fitness Center Cleaning Contra	532.00	417	(115.00)	1,498.00	2,502	1,004.00	5,000
65140	Pool Heat	738.59	1,333	594.41	14,475.12	7,998	(6,477.12)	16,000
65160	Annual License/Fees/Inseption	0.00	52	52.00	626.05	312	(314.05)	625
	Total Pools*	2,270.59	3,494	1,223.41	24,556.36	20,964	(3,592.36)	41,925
	Recreation Center:							
64190	Janitorial Supplies	117.86	67	(50.86)	526.65	402	(124.65)	800
61230	Water, Sewer & Garbage	373.20	458	84.80	2,521.32	2,748	226.68	5,500
64000	General Maintenance & Repair	1,319.83	667	(652.83)	3,692.73	4,002	309.27	8,000
64220	Playground Equipment	0.00	17	17.00	0.00	102	102.00	200
64200	Exercise Equip Contract	0.00	142	142.00	535.00	852	317.00	1,700
64210	Exercise Equipment Repair	0.00	83	83.00	924.07	498	(426.07)	1,000
65040	Pest Control-Pool Areas	340.00	57	(283.00)	680.00	342	(338.00)	680
	Total Recreation Center*	2,150.89	1,491	(659.89)	8,879.77	8,946	66.23	17,880
	Carriage Run Lot Expenses:							
63010	CR-Grounds Contract	6,600.00	6,600	0.00	39,600.00	39,600	0.00	79,200
	Total Carriage Run Lot Expense	6,600.00	6,600	0.00	39,600.00	39,600	0.00	79,200
	Other Expenses:							
67000	Capital Reserves	3,225.00	3,225	0.00	19,350.00	19,350	0.00	38,700
68010	New Capital Purchases	1,466.26	583	(883.26)	2,261.73	3,498	1,236.27	7,000
	Total Other Expenses*	4,691.26	3,808	(883.26)	21,611.73	22,848	1,236.27	45,700
	Total Expenses**	46,949.67	50,939	3,989.33	311,337.87	305,634	(5,703.87)	611,243

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	MTD ACTUAL	MONTHLY BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANNUAL BUDGET
Net Income***	4,671.33	(2)	(4,673.33)	(428.05)	(12)	416.05	0