

**University Place Neighborhood Association**  
10/31/2018

**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	Centennial Bank-Opr Account	73,119.11
10030	Centennial Bank CD #9056 2% 7/6/20	20,000.00
10040	Centennial Bank CD 9055 2% 7/6/20	10,589.30
10060	Centennial Bank Operating ICS Acct #627	91,469.29

**Total Operating Cash** **195,177.70**

**Reserve Cash**

11010	Centennial Bank Des Rsv MM	32,817.23
11030	Centennial Bank Reserves ICS Acct# 904	376,790.16
11140	Centennial BankCD# 9055 2.0% 7/6/20	87,636.19

**Total Reserve Cash** **497,243.58**

**Total Cash** **692,421.28**

**Other Assets**

12010	Accounts Receivable	63,022.71
12020	Allowance for Doubtful Accounts	(49,232.10)
12270	Prepaid Expenses	2,458.32
12280	Prepaid Insurance	11,207.96
12330	Prepaid Reserves	3,225.00

**Total Other Assets** **30,681.89**

**Total Assets** **723,103.17**

**Liabilities**

20150	Prepaid Maintenance Fee	39,376.98
20180	Deferred Revenue	2,886.00

**Total Liabilities** **42,262.98**

**Fund Balances**

30340	Prior Year Surplus (Deficit)	146,606.42
	Current Year Surplus/Loss (+/-)	36,990.19

**Total Fund Balance** **183,596.61**

**Reserve Fund**

37000	Capital Reserves	401,639.96
37020	Working Capital	41,495.92
37470	Unallocated Interest	54,107.70

**Total Reserves** **497,243.58**

**Total Liability/Capital** **723,103.17**

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	MTD ACTUAL	MONTHLY BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANNUAL BUDGET	
<b>Income:</b>								
41000	Homeowners Maint Fees	41,103.50	40,895	(208.50)	411,763.50	408,950	(2,813.50)	490,743
41010	Median Maintenance Income	1,500.00	250	(1,250.00)	3,000.00	2,500	(500.00)	3,000
41050	CR-Supp Lot Income	6,600.00	6,600	0.00	66,000.00	66,000	0.00	79,200
41130	Reserve Income	3,225.00	3,225	0.00	32,250.00	32,250	0.00	38,700
42100	Interest	134.86	0	(134.86)	836.49	0	(836.49)	0
42130	Late Charges	536.07	0	(536.07)	4,184.39	0	(4,184.39)	0
42160	Miscellaneous Income	(25.68)	0	25.68	0.00	0	0.00	0
45100	Gate Remote Income	25.00	0	(25.00)	25.00	0	(25.00)	0
45200	Vehicle Decals	0.00	0	0.00	825.00	0	(825.00)	0
46100	Pool Key Income	100.00	0	(100.00)	375.00	0	(375.00)	0
46300	Pool Rental Income	350.00	0	(350.00)	950.00	0	(950.00)	0
	<b>Total Income*</b>	<b>53,548.75</b>	<b>50,970</b>	<b>(2,578.75)</b>	<b>520,209.38</b>	<b>509,700</b>	<b>(10,509.38)</b>	<b>611,643</b>
<b>Operating Expenses:</b>								
<b>Administrative:</b>								
60110	Meeting Expenses	0.00	33	33.00	0.00	330	330.00	400
60140	Signage	0.00	21	21.00	0.00	210	210.00	250
60170	Insurance	1,156.55	1,050	(106.55)	10,518.64	10,500	(18.64)	12,600
60270	Dues, Licenses & Fees	0.00	5	5.00	61.25	50	(11.25)	62
60400	HOA Administration & Supplies	255.63	375	119.37	3,582.86	3,750	167.14	4,500
60430	Website	0.00	50	50.00	600.00	500	(100.00)	600
60450	Fido-Station Bags	0.00	200	200.00	1,385.62	2,000	614.38	2,400
60495	Taxes-Property	0.00	83	83.00	0.00	830	830.00	1,000
60310	Social Committee	406.95	350	(56.95)	2,381.38	3,500	1,118.62	4,200
60370	Printing & Postage	231.93	292	60.07	1,404.59	2,920	1,515.41	3,500
	<b>Total Administrative*</b>	<b>2,051.06</b>	<b>2,459</b>	<b>407.94</b>	<b>19,934.34</b>	<b>24,590</b>	<b>4,655.66</b>	<b>29,512</b>
<b>Legal &amp; Professional:</b>								
60060	Financial Review	0.00	392	392.00	4,600.00	3,920	(680.00)	4,700
60070	Professional Fees	0.00	8	8.00	60.00	80	20.00	100
60220	Legal Fees-General	491.50	292	(199.50)	3,108.70	2,920	(188.70)	3,500
60320	Management Fee	2,411.25	2,411	(0.25)	24,112.50	24,110	(2.50)	28,935
	<b>Total Legal &amp; Professional*</b>	<b>2,902.75</b>	<b>3,103</b>	<b>200.25</b>	<b>31,881.20</b>	<b>31,030</b>	<b>(851.20)</b>	<b>37,235</b>
<b>HOA Manager:</b>								
60000	Salary	6,990.09	5,073	(1,917.09)	51,932.25	50,730	(1,202.25)	60,879
60010	Payroll Processing Fee	521.41	317	(204.41)	3,267.41	3,170	(97.41)	3,800
60020	Internet & Phone @ Man.Office	152.84	167	14.16	1,529.93	1,670	140.07	2,000
60030	Cell Phone Reimbursement	30.00	30	0.00	300.00	300	0.00	360
60040	Mileage Charge	41.00	42	1.00	410.00	420	10.00	500
60050	Benefits	1,633.29	1,250	(383.29)	11,709.91	12,500	790.09	15,000
	<b>Total HOA Manager*</b>	<b>9,368.63</b>	<b>6,879</b>	<b>(2,489.63)</b>	<b>69,149.50</b>	<b>68,790</b>	<b>(359.50)</b>	<b>82,539</b>
<b>Utilities:</b>								
60340	TV & Camera Internet@SevenOaks	159.42	167	7.58	1,590.68	1,670	79.32	2,000
61150	Electric	1,319.16	1,625	305.84	12,831.72	16,250	3,418.28	19,500
	<b>Total Utilities*</b>	<b>1,478.58</b>	<b>1,792</b>	<b>313.42</b>	<b>14,422.40</b>	<b>17,920</b>	<b>3,497.60</b>	<b>21,500</b>
<b>Common Grounds:</b>								
63000	Grounds Contract	14,000.00	14,174	174.00	140,000.00	141,740	1,740.00	170,087
63030	Handyman	1,126.63	1,250	123.37	8,502.97	12,500	3,997.03	15,000
63040	Property Improvements	(62.45)	1,250	1,312.45	12,022.15	12,500	477.85	15,000
63060	Tree Trimming	0.00	417	417.00	4,587.00	4,170	(417.00)	5,000

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63090 Trail Pest Control	0.00	71	71.00	265.00	710	445.00	850
63080 Preserve Cleanout	0.00	708	708.00	6,379.00	7,080	701.00	8,500
63020 Swale Maintenance	0.00	83	83.00	750.08	830	79.92	1,000
<b>Total Common Grounds *</b>	<b>15,064.18</b>	<b>17,953</b>	<b>2,888.82</b>	<b>172,506.20</b>	<b>179,530</b>	<b>7,023.80</b>	<b>215,437</b>
<b>Fountain Maintenance:</b>							
63420 Fountain Maintenance Contract	0.00	270	270.00	1,516.00	2,700	1,184.00	3,245
63430 Fountain Repair & Maintenance	0.00	83	83.00	951.86	830	(121.86)	1,000
<b>Total Fountain Maintenance*</b>	<b>0.00</b>	<b>353</b>	<b>353.00</b>	<b>2,467.86</b>	<b>3,530</b>	<b>1,062.14</b>	<b>4,245</b>
<b>Lakes &amp; Wetlands:</b>							
63170 Lake Maintenance	0.00	125	125.00	758.00	1,250	492.00	1,500
63440 Bubbler Maintenance Contract	0.00	80	80.00	956.38	800	(156.38)	956
63450 Bubbler Maint & Repair	0.00	208	208.00	0.00	2,080	2,080.00	2,500
63460 Water Management Contract	2,277.00	2,260	(17.00)	22,569.00	22,600	31.00	27,114
<b>Total Lakes &amp; Wetlands*</b>	<b>2,277.00</b>	<b>2,673</b>	<b>396.00</b>	<b>24,283.38</b>	<b>26,730</b>	<b>2,446.62</b>	<b>32,070</b>
<b>Vandalism/Security:</b>							
63510 Vandalism	0.00	42	42.00	0.00	420	420.00	500
63520 Patrol Contract	0.00	167	167.00	0.00	1,670	1,670.00	2,000
65070 Security Maintenance & Repair	0.00	125	125.00	547.32	1,250	702.68	1,500
<b>Total Vandalism/Security*</b>	<b>0.00</b>	<b>334</b>	<b>334.00</b>	<b>547.32</b>	<b>3,340</b>	<b>2,792.68</b>	<b>4,000</b>
<b>Pools:</b>							
65080 Pool Cleaning & Contract	1,050.00	1,025	(25.00)	10,200.00	10,250	50.00	12,300
65100 Pool Repairs & Maintenance	0.00	667	667.00	3,045.54	6,670	3,624.46	8,000
65120 Fitness Center Cleaning Contra	521.50	417	(104.50)	2,663.50	4,170	1,506.50	5,000
65140 Pool Heat	288.93	1,333	1,044.07	15,815.80	13,330	(2,485.80)	16,000
65160 Annual License/Fees/Inseption	0.00	52	52.00	626.05	520	(106.05)	625
<b>Total Pools*</b>	<b>1,860.43</b>	<b>3,494</b>	<b>1,633.57</b>	<b>32,350.89</b>	<b>34,940</b>	<b>2,589.11</b>	<b>41,925</b>
<b>Recreation Center:</b>							
64190 Janitorial Supplies	97.21	67	(30.21)	1,083.26	670	(413.26)	800
61230 Water, Sewer & Garbage	311.80	458	146.20	3,796.33	4,580	783.67	5,500
64000 General Maintenance & Repair	1,290.14	667	(623.14)	6,782.96	6,670	(112.96)	8,000
64220 Playground Equipment	0.00	17	17.00	0.00	170	170.00	200
64200 Exercise Equip Contract	0.00	142	142.00	1,070.00	1,420	350.00	1,700
64210 Exercise Equipment Repair	0.00	83	83.00	1,411.83	830	(581.83)	1,000
65040 Pest Control-Pool Areas	0.00	57	57.00	830.00	570	(260.00)	680
<b>Total Recreation Center*</b>	<b>1,699.15</b>	<b>1,491</b>	<b>(208.15)</b>	<b>14,974.38</b>	<b>14,910</b>	<b>(64.38)</b>	<b>17,880</b>
<b>Carriage Run Lot Expenses:</b>							
63010 CR-Grounds Contract	6,600.00	6,600	0.00	66,000.00	66,000	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>66,000.00</b>	<b>66,000</b>	<b>0.00</b>	<b>79,200</b>
<b>Other Expenses:</b>							
67000 Capital Reserves	3,225.00	3,225	0.00	32,250.00	32,250	0.00	38,700
68010 New Capital Purchases	189.99	583	393.01	2,451.72	5,830	3,378.28	7,000
<b>Total Other Expenses*</b>	<b>3,414.99</b>	<b>3,808</b>	<b>393.01</b>	<b>34,701.72</b>	<b>38,080</b>	<b>3,378.28</b>	<b>45,700</b>
<b>Total Expenses**</b>	<b>46,716.77</b>	<b>50,939</b>	<b>4,222.23</b>	<b>483,219.19</b>	<b>509,390</b>	<b>26,170.81</b>	<b>611,243</b>

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<b>Net Income***</b>	<b>6,831.98</b>	<b>(2)</b>	<b>(6,833.98)</b>	<b>36,990.19</b>	<b>(20)</b>	<b>(37,010.19)</b>	<b>0</b>