

**University Place Neighborhood Association**  
12/31/2018

**Monthly Financial Package**

**Included Reports**

Balance Sheet

Budget Comparison-University Place

Income/Expense - 12 Month Statement UPN

Reserves

9031 Town Center Parkway  
Bradenton FL 34202Advanced Management-Bradenton  
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<b>Assets</b>		
10010	Centennial Bank-Opr Account	52,757.39
10030	Centennial Bank CD #9056 2% 7/6/20	20,000.00
10060	Centennial Bank Operating ICS Acct #627	119,601.14
10100	Centennial Bank CD	7,034.61
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	<b>Total Operating Cash</b>	<b>199,393.14</b>
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<b>Reserve Cash</b>		
11010	Centennial Bank Des Rsv MM	35,029.64
11030	Centennial Bank Reserves ICS Acct# 904	376,608.68
11045	Cent. Bank CD-9055-2%Carriage Hse 7/2/20	10,589.30
11140	Centennial BankCD# 9055 2.0% 7/6/20	87,636.19
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	<b>Total Reserve Cash</b>	<b>509,863.81</b>
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	<b>Total Cash</b>	<b>709,256.95</b>
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<b>Other Assets</b>		
12010	Accounts Receivable	65,489.32
12020	Allowance for Doubtful Accounts	(49,232.10)
12280	Prepaid Insurance	8,894.86
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	<b>Total Other Assets</b>	<b>25,152.08</b>
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	<b>Total Assets</b>	<b>734,409.03</b>
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<b>Liabilities</b>		
20000	Accounts Payable	1,332.08
20150	Prepaid Maintenance Fee	39,042.31
20180	Deferred Revenue	2,886.00
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	<b>Total Liabilities</b>	<b>43,260.39</b>
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<b>Fund Balances</b>		
30340	Prior Year Surplus (Deficit)	151,458.04
	Current Year Surplus/Loss (+/-)	29,826.79
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	<b>Total Fund Balance</b>	<b>181,284.83</b>
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<b>Reserve Fund</b>		
37000	Capital Reserves	413,259.76
37020	Working Capital	41,495.92
37470	Unallocated Interest	55,108.13
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	<b>Total Reserves</b>	<b>509,863.81</b>
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	<b>Total Liability/Capital</b>	<b>734,409.03</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	40,898	(207.00)	493,937.15	490,743	(3,194.15)	490,743
41010	Median Maintenance Income	0.00	250	250.00	3,000.00	3,000	0.00	3,000
41050	CR-Supp Lot Income	6,600.00	6,600	0.00	79,200.00	79,200	0.00	79,200
41130	Reserve Income	3,225.00	3,225	0.00	38,700.00	38,700	0.00	38,700
42100	Interest	162.34	0	(162.34)	1,143.29	0	(1,143.29)	0
42130	Late Charges	1,001.80	0	(1,001.80)	5,488.16	0	(5,488.16)	0
45100	Gate Remote Income	(75.00)	0	75.00	0.00	0	0.00	0
45200	Vehicle Decals	210.00	0	(210.00)	1,160.00	0	(1,160.00)	0
46100	Pool Key Income	0.00	0	0.00	400.00	0	(400.00)	0
46300	Pool Rental Income	50.00	0	(50.00)	1,150.00	0	(1,150.00)	0
	<b>Total Income*</b>	<b>52,279.14</b>	<b>50,973</b>	<b>(1,306.14)</b>	<b>624,178.60</b>	<b>611,643</b>	<b>(12,535.60)</b>	<b>611,643</b>
<b>Operating Expenses:</b>								
<b>Administrative:</b>								
60110	Meeting Expenses	0.00	37	37.00	0.00	400	400.00	400
60140	Signage	301.74	19	(282.74)	344.54	250	(94.54)	250
60170	Insurance	1,156.55	1,050	(106.55)	12,831.74	12,600	(231.74)	12,600
60270	Dues, Licenses & Fees	0.00	7	7.00	61.25	62	0.75	62
60400	HOA Administration & Supplies	1,187.32	375	(812.32)	4,770.18	4,500	(270.18)	4,500
60430	Website	0.00	50	50.00	600.00	600	0.00	600
60450	Fido-Station Bags	0.00	200	200.00	1,385.62	2,400	1,014.38	2,400
60495	Taxes-Property	0.00	87	87.00	0.00	1,000	1,000.00	1,000
60310	Social Committee	802.58	350	(452.58)	4,026.60	4,200	173.40	4,200
60370	Printing & Postage	81.79	288	206.21	2,923.42	3,500	576.58	3,500
	<b>Total Administrative*</b>	<b>3,529.98</b>	<b>2,463</b>	<b>(1,066.98)</b>	<b>26,943.35</b>	<b>29,512</b>	<b>2,568.65</b>	<b>29,512</b>
<b>Legal &amp; Professional:</b>								
60060	Financial Review	0.00	388	388.00	4,600.00	4,700	100.00	4,700
60070	Professional Fees	0.00	12	12.00	60.00	100	40.00	100
60220	Legal Fees-General	1,050.00	288	(762.00)	4,698.70	3,500	(1,198.70)	3,500
60320	Management Fee	2,411.25	2,414	2.75	28,935.00	28,935	0.00	28,935
	<b>Total Legal &amp; Professional*</b>	<b>3,461.25</b>	<b>3,102</b>	<b>(359.25)</b>	<b>38,293.70</b>	<b>37,235</b>	<b>(1,058.70)</b>	<b>37,235</b>
<b>HOA Manager:</b>								
60000	Salary	5,260.06	5,076	(184.06)	61,852.37	60,879	(973.37)	60,879
60010	Payroll Processing Fee	273.72	313	39.28	3,936.82	3,800	(136.82)	3,800
60020	Internet & Phone @ Man.Office	153.40	163	9.60	1,836.73	2,000	163.27	2,000
60030	Cell Phone Reimbursement	0.00	30	30.00	360.00	360	0.00	360
60040	Mileage Charge	0.00	38	38.00	492.00	500	8.00	500
60050	Benefits	1,088.86	1,250	161.14	13,887.63	15,000	1,112.37	15,000
	<b>Total HOA Manager*</b>	<b>6,776.04</b>	<b>6,870</b>	<b>93.96</b>	<b>82,365.55</b>	<b>82,539</b>	<b>173.45</b>	<b>82,539</b>
<b>Utilities:</b>								
60340	TV & Camera Internet@SevenOaks	159.68	163	3.32	1,910.04	2,000	89.96	2,000
61150	Electric	1,153.02	1,625	471.98	15,739.29	19,500	3,760.71	19,500
	<b>Total Utilities*</b>	<b>1,312.70</b>	<b>1,788</b>	<b>475.30</b>	<b>17,649.33</b>	<b>21,500</b>	<b>3,850.67</b>	<b>21,500</b>
<b>Common Grounds:</b>								
63000	Grounds Contract	14,000.00	14,173	173.00	168,000.00	170,087	2,087.00	170,087
63030	Handyman	1,212.76	1,250	37.24	10,159.62	15,000	4,840.38	15,000
63040	Property Improvements	117.40	1,250	1,132.60	12,757.91	15,000	2,242.09	15,000
63050	Vacant Lot Maintenance	0.00	0	0.00	62.45	0	(62.45)	0
63060	Tree Trimming	0.00	413	413.00	3,547.00	5,000	1,453.00	5,000

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		MTD ACTUAL	MONTHLY BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANNUAL BUDGET
63090	Trail Pest Control	0.00	69	69.00	455.00	850	395.00	850
63080	Preserve Cleanout	0.00	712	712.00	6,379.00	8,500	2,121.00	8,500
63020	Swale Maintenance	0.00	87	87.00	750.08	1,000	249.92	1,000
	<b>Total Common Grounds *</b>	<b>15,330.16</b>	<b>17,954</b>	<b>2,623.84</b>	<b>202,111.06</b>	<b>215,437</b>	<b>13,325.94</b>	<b>215,437</b>
	<b>Fountain Maintenance:</b>							
63420	Fountain Maintenance Contract	0.00	275	275.00	1,516.00	3,245	1,729.00	3,245
63430	Fountain Repair & Maintenance	0.00	87	87.00	1,133.86	1,000	(133.86)	1,000
	<b>Total Fountain Maintenance*</b>	<b>0.00</b>	<b>362</b>	<b>362.00</b>	<b>2,649.86</b>	<b>4,245</b>	<b>1,595.14</b>	<b>4,245</b>
	<b>Lakes &amp; Wetlands:</b>							
63170	Lake Maintenance	0.00	125	125.00	758.00	1,500	742.00	1,500
63440	Bubbler Maintenance Contract	0.00	76	76.00	956.38	956	(0.38)	956
63450	Bubbler Maint & Repair	0.00	212	212.00	0.00	2,500	2,500.00	2,500
63460	Water Management Contract	2,277.00	2,254	(23.00)	27,123.00	27,114	(9.00)	27,114
	<b>Total Lakes &amp; Wetlands*</b>	<b>2,277.00</b>	<b>2,667</b>	<b>390.00</b>	<b>28,837.38</b>	<b>32,070</b>	<b>3,232.62</b>	<b>32,070</b>
	<b>Vandalism/Security:</b>							
63510	Vandalism	0.00	38	38.00	0.00	500	500.00	500
63520	Patrol Contract	900.00	163	(737.00)	900.00	2,000	1,100.00	2,000
65070	Security Maintenance & Repair	738.30	125	(613.30)	1,285.62	1,500	214.38	1,500
	<b>Total Vandalism/Security*</b>	<b>1,638.30</b>	<b>326</b>	<b>(1,312.30)</b>	<b>2,185.62</b>	<b>4,000</b>	<b>1,814.38</b>	<b>4,000</b>
	<b>Pools:</b>							
65080	Pool Cleaning & Contract	1,050.00	1,025	(25.00)	12,300.00	12,300	0.00	12,300
65100	Pool Repairs & Maintenance	6,478.38	663	(5,815.38)	9,523.92	8,000	(1,523.92)	8,000
65120	Fitness Center Cleaning Contra	224.00	413	189.00	3,122.00	5,000	1,878.00	5,000
65140	Pool Heat	1,831.15	1,337	(494.15)	17,944.08	16,000	(1,944.08)	16,000
65160	Annual License/Fees/Inseption	0.00	53	53.00	626.05	625	(1.05)	625
	<b>Total Pools*</b>	<b>9,583.53</b>	<b>3,491</b>	<b>(6,092.53)</b>	<b>43,516.05</b>	<b>41,925</b>	<b>(1,591.05)</b>	<b>41,925</b>
	<b>Recreation Center:</b>							
64190	Janitorial Supplies	56.55	63	6.45	1,139.81	800	(339.81)	800
61230	Water, Sewer & Garbage	368.10	462	93.90	4,506.20	5,500	993.80	5,500
64000	General Maintenance & Repair	1,108.33	663	(445.33)	8,241.29	8,000	(241.29)	8,000
64220	Playground Equipment	0.00	13	13.00	0.00	200	200.00	200
64200	Exercise Equip Contract	267.50	138	(129.50)	1,605.00	1,700	95.00	1,700
64210	Exercise Equipment Repair	732.37	87	(645.37)	2,144.20	1,000	(1,144.20)	1,000
65040	Pest Control-Pool Areas	0.00	53	53.00	1,055.00	680	(375.00)	680
	<b>Total Recreation Center*</b>	<b>2,532.85</b>	<b>1,479</b>	<b>(1,053.85)</b>	<b>18,691.50</b>	<b>17,880</b>	<b>(811.50)</b>	<b>17,880</b>
	<b>Carriage Run Lot Expenses:</b>							
63010	CR-Grounds Contract	6,600.00	6,600	0.00	79,200.00	79,200	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>79,200.00</b>	<b>79,200</b>	<b>0.00</b>	<b>79,200</b>
	<b>Other Expenses:</b>							
60470	Bad Debt Provision	0.00	0	0.00	167.39	0	(167.39)	0
67000	Capital Reserves	3,225.00	3,225	0.00	49,289.30	38,700	(10,589.30)	38,700
68010	New Capital Purchases	0.00	587	587.00	2,451.72	7,000	4,548.28	7,000
	<b>Total Other Expenses*</b>	<b>3,225.00</b>	<b>3,812</b>	<b>587.00</b>	<b>51,908.41</b>	<b>45,700</b>	<b>(6,208.41)</b>	<b>45,700</b>
	<b>Total Expenses**</b>	<b>56,266.81</b>	<b>50,914</b>	<b>(5,352.81)</b>	<b>594,351.81</b>	<b>611,243</b>	<b>16,891.19</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>(3,987.67)</b>	<b>22</b>	<b>4,009.67</b>	<b>29,826.79</b>	<b>0</b>	<b>(29,826.79)</b>	<b>0</b>

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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Income:</b>													
Homeowners Maint Fees	41,210	41,105	41,105	41,105	41,605	41,105	41,105	41,215	41,105	41,104	41,069	41,105	493,937
Median Maintenance Inc	0	750	0	0	0	0	0	750	0	1,500	0	0	3,000
CR-Supp Lot Income	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	79,200
Reserve Income	3,225	3,225	3,225	3,225	3,225	3,225	3,225	3,225	3,225	3,225	3,225	3,225	38,700
Interest	46	52	26	89	28	83	93	150	134	135	144	162	1,143
Late Charges	212	686	412	13	470	533	175	553	595	536	302	1,002	5,488
Miscellaneous Income	0	0	26	0	0	0	0	0	0	(26)	0	0	0
Gate Remote Income	0	0	0	0	0	0	0	0	0	25	50	(75)	0
Vehicle Decals	60	110	0	210	145	75	150	50	25	0	125	210	1,160
Bar Code Income	10	(10)	0	0	0	0	0	0	0	0	0	0	0
Pool Key Income	50	25	0	50	25	0	25	100	0	100	25	0	400
Pool Rental Income	0	0	50	100	400	0	50	0	0	350	150	50	1,150
Pool Reservations	0	50	0	0	(50)	0	0	0	0	0	0	0	0
<b>Total Income*</b>	<b>51,413</b>	<b>52,593</b>	<b>51,443</b>	<b>51,392</b>	<b>52,448</b>	<b>51,621</b>	<b>51,423</b>	<b>52,643</b>	<b>51,684</b>	<b>53,549</b>	<b>51,690</b>	<b>52,279</b>	<b>624,179</b>
<b>Operating Expenses:</b>													
<b>Administrative:</b>													
Signage	0	0	0	0	0	0	0	0	0	0	43	302	345
Insurance	981	981	1,041	1,041	1,041	1,041	1,041	1,041	1,157	1,157	1,157	1,157	12,832
Dues, Licenses & Fees	0	0	0	61	0	0	0	0	0	0	0	0	61
HOA Administration & S	0	569	132	47	312	1,209	654	301	103	256	0	1,187	4,770
Website	600	0	0	0	0	0	0	0	0	0	0	0	600
Fido-Station Bags	518	118	0	0	0	750	0	0	0	0	0	0	1,386
Social Committee	42	343	0	600	635	133	0	222	0	407	843	803	4,027
Printing & Postage	117	54	237	57	265	169	130	119	25	232	1,437	82	2,923
<b>Total Administrative*</b>	<b>2,258</b>	<b>2,065</b>	<b>1,409</b>	<b>1,805</b>	<b>2,253</b>	<b>3,301</b>	<b>1,825</b>	<b>1,682</b>	<b>1,285</b>	<b>2,051</b>	<b>3,479</b>	<b>3,530</b>	<b>26,943</b>
<b>Legal &amp; Professional:</b>													
Financial Review	0	0	4,600	0	0	0	0	0	0	0	0	0	4,600
Professional Fees	0	0	0	0	0	0	0	60	0	0	0	0	60
Legal Fees-General	2,305	0	371	981	98	254	(1,924)	0	534	492	540	1,050	4,699
Management Fee	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411	28,935
<b>Total Legal &amp; Professi</b>	<b>4,716</b>	<b>2,411</b>	<b>7,382</b>	<b>3,392</b>	<b>2,509</b>	<b>2,665</b>	<b>487</b>	<b>2,471</b>	<b>2,945</b>	<b>2,903</b>	<b>2,951</b>	<b>3,461</b>	<b>38,294</b>
<b>HOA Manager:</b>													
Salary	5,332	4,660	4,660	4,660	6,990	4,660	4,660	4,660	4,660	6,990	4,660	5,260	61,852
Payroll Processing Fee	355	303	265	269	420	284	281	279	290	521	396	274	3,937
Internet & Phone @ Man	153	153	153	153	153	153	153	153	153	153	153	153	1,837
Cell Phone Reimburseme	30	30	0	0	90	60	0	30	30	30	60	0	360
Mileage Charge	41	41	0	0	123	82	0	41	41	41	82	0	492
Benefits	1,223	892	1,045	1,067	1,633	1,089	950	1,089	1,089	1,633	1,089	1,089	13,888
<b>Total HOA Manager*</b>	<b>7,133</b>	<b>6,079</b>	<b>6,123</b>	<b>6,149</b>	<b>9,409</b>	<b>6,328</b>	<b>6,044</b>	<b>6,252</b>	<b>6,263</b>	<b>9,369</b>	<b>6,440</b>	<b>6,776</b>	<b>82,366</b>
<b>Utilities:</b>													
TV & Camera Internet@S	158	158	403	160	(86)	159	159	159	159	159	160	160	1,910
Electric	1,698	1,616	1,572	2,171	1,723	1,526	1,716	1,609	(2,119)	1,319	1,755	1,153	15,739
<b>Total Utilities*</b>	<b>1,856</b>	<b>1,774</b>	<b>1,976</b>	<b>2,331</b>	<b>1,637</b>	<b>1,685</b>	<b>1,876</b>	<b>1,768</b>	<b>(1,959)</b>	<b>1,479</b>	<b>1,914</b>	<b>1,313</b>	<b>17,649</b>
<b>Common Grounds:</b>													
Grounds Contract	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	168,000
Handyman	687	870	484	570	1,227	906	820	786	1,025	1,127	444	1,213	10,160
Property Improvements	0	0	0	11,161	416	0	0	0	507	(62)	618	117	12,758
Vacant Lot Maintenance	0	0	0	0	0	0	0	0	0	0	62	0	62
Tree Trimming	1,905	350	1,060	0	900	0	0	178	194	0	(1,040)	0	3,547
Trail Pest Control	0	0	0	0	0	75	0	190	0	0	190	0	455
Preserve Cleanout	0	0	0	0	6,129	0	250	0	0	0	0	0	6,379
Swale Maintenance	0	0	188	563	0	0	0	0	0	0	0	0	750
<b>Total Common Grounds *</b>	<b>16,592</b>	<b>15,220</b>	<b>15,731</b>	<b>26,294</b>	<b>22,672</b>	<b>14,981</b>	<b>15,070</b>	<b>15,154</b>	<b>15,726</b>	<b>15,064</b>	<b>14,275</b>	<b>15,330</b>	<b>202,111</b>
<b>Fountain Maintenance:</b>													
Fountain Maintenance C	0	0	0	758	96	0	662	0	0	0	0	0	1,516
Fountain Repair & Main	0	856	0	0	0	0	96	0	0	0	182	0	1,134
<b>Total Fountain Mainten</b>	<b>0</b>	<b>856</b>	<b>0</b>	<b>758</b>	<b>96</b>	<b>0</b>	<b>758</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>182</b>	<b>0</b>	<b>2,650</b>

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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Lakes &amp; Wetlands:</b>													
Lake Maintenance	758	0	0	0	0	0	0	0	0	0	0	0	758
Bubbler Maintenance Co	478	0	0	0	0	0	478	0	0	0	0	0	956
Water Management Contr	2,210	2,210	2,210	2,277	2,277	2,277	2,277	2,277	2,277	2,277	2,277	2,277	27,123
<b>Total Lakes &amp; Wetlands</b>	<b>3,446</b>	<b>2,210</b>	<b>2,210</b>	<b>2,277</b>	<b>2,277</b>	<b>2,277</b>	<b>2,755</b>	<b>2,277</b>	<b>2,277</b>	<b>2,277</b>	<b>2,277</b>	<b>2,277</b>	<b>28,837</b>
<b>Vandalism/Security:</b>													
Patrol Contract	0	0	0	0	0	0	0	0	0	0	0	900	900
Security Maintenance &	0	144	0	0	0	0	0	0	403	0	0	738	1,286
<b>Total Vandalism/Securi</b>	<b>0</b>	<b>144</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>403</b>	<b>0</b>	<b>0</b>	<b>1,638</b>	<b>2,186</b>
<b>Pools:</b>													
Pool Cleaning & Contra	1,000	1,000	1,000	1,000	1,000	1,000	1,050	1,050	1,050	1,050	1,050	1,050	12,300
Pool Repairs & Mainten	261	0	120	1,480	96	0	150	938	0	0	0	6,478	9,524
Fitness Center Cleanin	189	0	522	256	0	532	357	287	0	522	235	224	3,122
Fitness Center/Storage	0	134	(134)	0	0	0	0	0	0	0	0	0	0
Pool Heat	2,843	3,620	3,708	2,102	1,465	739	442	328	282	289	297	1,831	17,944
Annual License/Fees/In	0	0	0	0	626	0	0	0	0	0	0	0	626
<b>Total Pools*</b>	<b>4,293</b>	<b>4,753</b>	<b>5,215</b>	<b>4,837</b>	<b>3,187</b>	<b>2,271</b>	<b>1,999</b>	<b>2,603</b>	<b>1,332</b>	<b>1,860</b>	<b>1,582</b>	<b>9,584</b>	<b>43,516</b>
<b>Recreation Center:</b>													
Janitorial Supplies	0	0	0	324	85	118	0	329	130	97	0	57	1,140
Water, Sewer & Garbage	465	346	584	441	312	373	436	259	268	312	342	368	4,506
General Maintenance &	868	1,177	30	175	123	1,320	0	1,440	360	1,290	350	1,108	8,241
Exercise Equip Contrac	0	0	268	0	268	0	268	268	0	0	268	268	1,605
Exercise Equipment Rep	67	0	743	0	114	0	137	350	0	0	0	732	2,144
Pest Control-Pool Area	0	340	0	0	0	340	0	150	0	0	225	0	1,055
<b>Total Recreation Cente</b>	<b>1,400</b>	<b>1,864</b>	<b>1,624</b>	<b>940</b>	<b>902</b>	<b>2,151</b>	<b>841</b>	<b>2,797</b>	<b>758</b>	<b>1,699</b>	<b>1,184</b>	<b>2,533</b>	<b>18,692</b>
<b>Carriage Run Lot Expenses:</b>													
CR-Grounds Contract	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	79,200
<b>Total Carriage Run Lot</b>	<b>6,600</b>	<b>6,600</b>	<b>6,600</b>	<b>6,600</b>	<b>6,600</b>	<b>6,600</b>	<b>6,600</b>	<b>6,600</b>	<b>6,600</b>	<b>6,600</b>	<b>6,600</b>	<b>6,600</b>	<b>79,200</b>
<b>Other Expenses:</b>													
Bad Debt Provision	0	0	0	0	0	0	0	0	0	0	167	0	167
Capital Reserves	3,225	3,225	3,225	3,225	3,225	3,225	3,225	3,225	3,225	3,225	13,814	3,225	49,289
New Capital Purchases	139	656	0	0	0	1,466	0	0	0	190	0	0	2,452
<b>Total Other Expenses*</b>	<b>3,364</b>	<b>3,881</b>	<b>3,225</b>	<b>3,225</b>	<b>3,225</b>	<b>4,691</b>	<b>3,225</b>	<b>3,225</b>	<b>3,225</b>	<b>3,415</b>	<b>13,982</b>	<b>3,225</b>	<b>51,908</b>
<b>Total Expenses**</b>	<b>51,659</b>	<b>47,859</b>	<b>51,495</b>	<b>58,608</b>	<b>54,767</b>	<b>46,950</b>	<b>41,480</b>	<b>44,829</b>	<b>38,855</b>	<b>46,717</b>	<b>54,866</b>	<b>56,267</b>	<b>594,352</b>
<b>Net Income***</b>	<b>(246)</b>	<b>4,734</b>	<b>(52)</b>	<b>(7,217)</b>	<b>(2,320)</b>	<b>4,671</b>	<b>9,944</b>	<b>7,814</b>	<b>12,829</b>	<b>6,832</b>	<b>(3,176)</b>	<b>(3,988)</b>	<b>29,827</b>

**University Place Neighborhood Assn., Inc.**  
**Capital Replacement Reserve Schedule**  
**2018**

	December 31, 2018					
	Beg Bal	Deposits	Interest	Transfer	Expended	Ending Bal
Capital Reserves	386,245.03	49,289.30			(22,272.57)	413,261.76
Working Capital	41,492.92			3.00		41,495.92
Unallocated Interest	52,606.28		2,499.85			55,106.13
	-					-
<b>TOTAL:</b>	<b>480,344.23</b>	<b>49,289.30</b>	<b>2,499.85</b>	<b>3.00</b>	<b>(22,272.57)</b>	<b>509,863.81</b>

2018 Expenses

		mens room sink & toilet	613.68
01/15/18	Richard Plumbing		
02/15/18	Reserve Advisors	reserves report	1,600.00
02/28/18	Florida Patio Furniture	furniture	8,739.58
06/15/18	Sparkle Brite Pool	supplies	2,671.58
10/15/18	Ocean AC	AC fitness center	4,240.00
10/31/18	Creative Mailbox	letter for mail box	2,213.23
12/17/18	Sparkle Brite Pool	repairs/drain/sten	2,194.50

Total - 22,272.57

44,545.14