

Q1 2017 Financials

UAT Property Management

Palm Harbor Lakes

Monday, April 3, 2017

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Balance Sheet

Palm Harbor Lakes
As of 03/31/2017

Run Date: 04/03/2017
Run Time: 11:26 AM

Assets

Account #	Account Name	Balance
1000	Cash - Operating	\$63,067.00
1020	Cash - Reserves	\$100,000.00
1030	Accounts Receivable	\$1,867.50
		\$164,934.50

Liabilities

Account #	Account Name	Balance
2010	Accounts Payable	\$13,939.00
2030	Pre Paid Liability	\$922.00
		\$14,861.00

Equity

Account #	Account Name	Balance
3010	Reserves - Building	\$10,000.00
3020	Reserves - Roof	\$10,000.00
3030	Reserves - Parking	\$10,000.00
3040	Reserves - Pool	\$10,000.00
3050	Reserves - Seawall	\$10,000.00
3510	Retained Earnings	\$100,000.00
		\$150,000.00

Total Net Income (Loss)	\$73.50
Total Liabilities & Equity	\$164,934.50

Income Statement

Palm Harbor Lakes
 Period: 01/01/2017 - 03/31/2017

Run Date: 04/03/2017
 Run Time: 11:26 AM

Income

Account	Actual	Current Budget	Variance	Actual	Year to Date Budget	Variance	Yearly Budget
4010 Association Fee	\$41,817.00	\$41,817.00	\$0.00	\$41,817.00	\$41,817.00	\$0.00	\$167,268.00
Income							
4020 Late Fee Income	\$13.50	\$0.00	\$13.50	\$13.50	\$0.00	\$13.50	\$0.00
4040 Misc. Income	\$60.00	\$0.00	\$60.00	\$60.00	\$0.00	\$60.00	\$0.00
Total	\$41,890.50	\$41,817.00	\$73.50	\$41,890.50	\$41,817.00	\$73.50	\$167,268.00

Expense

Account	Actual	Current Budget	Variance	Actual	Year to Date Budget	Variance	Yearly Budget
5030 Management Fees	\$5,192.01	\$5,192.01	\$0.00	\$5,192.01	\$5,192.01	\$0.00	\$20,768.00
5040 Postage/Courier	\$300.00	\$300.00	\$0.00	\$300.00	\$300.00	\$0.00	\$1,200.00
5050 Accounting Fees	\$150.00	\$150.00	\$0.00	\$150.00	\$150.00	\$0.00	\$600.00
5070 Legal Fees	\$750.00	\$750.00	\$0.00	\$750.00	\$750.00	\$0.00	\$3,000.00
5100 Misc. Admin	\$500.01	\$500.01	\$0.00	\$500.01	\$500.01	\$0.00	\$2,000.00
5510 Electric Common Area	\$12,000.00	\$12,000.00	\$0.00	\$12,000.00	\$12,000.00	\$0.00	\$48,000.00
5520 Water & Sewer	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$12,000.00
5540 Trash Removal	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$12,000.00
6005 Landscaping	\$4,500.00	\$4,500.00	\$0.00	\$4,500.00	\$4,500.00	\$0.00	\$18,000.00
6008 Fire Hydrants/Fire Safety	\$750.00	\$750.00	\$0.00	\$750.00	\$750.00	\$0.00	\$3,000.00
6015 Tree & Shrub Care	\$999.99	\$999.99	\$0.00	\$999.99	\$999.99	\$0.00	\$4,000.00

Account	Actual	Current Budget	Variance	Actual	Year to Date Budget	Variance	Yearly Budget
6020	\$249.99	\$249.99	\$0.00	\$249.99	\$249.99	\$0.00	\$1,000.00
Exterminating/Animal Control							
6035 Misc Grounds	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$12,000.00
6550 Plumbing Repairs	\$999.99	\$999.99	\$0.00	\$999.99	\$999.99	\$0.00	\$4,000.00
6560 Roof Repairs	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$12,000.00
6565 Concrete Repairs	\$1,800.00	\$1,800.00	\$0.00	\$1,800.00	\$1,800.00	\$0.00	\$7,200.00
6580 Building Repairs	\$1,625.01	\$1,625.01	\$0.00	\$1,625.01	\$1,625.01	\$0.00	\$6,500.00
Total	\$41,817.00	\$41,817.00	\$0.00	\$41,817.00	\$41,817.00	\$0.00	\$167,268.00
Net Income	\$73.50	\$0.00	\$73.50	\$73.50	\$0.00	\$73.50	\$0.00

Reserve Statement

Palm Harbor Lakes
Period: 01/01/2017 - 03/31/2017

Run Date: 04/03/2017
Run Time: 11:26 AM

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
3010 Reserves - Building	\$0.00	\$10,000.00	\$0.00	\$10,000.00
3030 Reserves - Parking	\$0.00	\$10,000.00	\$0.00	\$10,000.00
3040 Reserves - Pool	\$0.00	\$10,000.00	\$0.00	\$10,000.00
3020 Reserves - Roof	\$0.00	\$10,000.00	\$0.00	\$10,000.00
3050 Reserves - Seawall	\$0.00	\$10,000.00	\$0.00	\$10,000.00
	\$0.00	\$50,000.00	\$0.00	\$50,000.00

Aged Owner Balance

Palm Harbor Lakes
As of 03/31/2017

Run Date: 04/03/2017
Run Time: 11:26 AM

Account #	Lot/Unit	Name/Address	Current	Over 30	Over 60	Over 90	Total
4585		Aiden & Emma Johnson 4585 RIDGEMOOR CIR	\$299.50	\$299.50	\$1.50	\$0.00	\$600.50
4670		Alexander & Chloe Martinez 4670 RIDGEMOOR CIR	\$299.50	\$299.50	\$1.50	\$0.00	\$600.50
4810		Andrew & Victoria Parker 4810 RIDGEMOOR CIR	\$332.50	\$332.50	\$1.50	\$0.00	\$666.50
			\$931.50	\$931.50	\$4.50	\$0.00	\$1,867.50

Prepaid Owners

Palm Harbor Lakes
As of 03/31/2017

Run Date: 04/03/2017
Run Time: 11:26 AM

Owner	Address	Account #	Lot #	Prepaid Balance
Caden & Aria Wilson	4615 RIDGEMOOR CIR	4615		PP : \$321.00
				Total: \$321.00
Benjamin & Emily White	4645 RIDGEMOOR CIR	4645		PP : \$321.00
				Total: \$321.00
Brayden & Camilla Evans	4815 RIDGEMOOR CIR	4815		PP : \$280.00
				Total: \$280.00
				\$922.00

Check Register

Palm Harbor Lakes
 Period: 01/01/2017 - 03/31/2017

Run Date: 04/03/2017
 Run Time: 11:26 AM

Check Date	Check	Vendor	Name	Reference	Account	Check Amount
01/10/2017		MTN	Mountain Management	JAN MISC	5100 Misc. Admin	\$166.67
01/10/2017		ELC	Electric Company	JAN Electric	5510 Electric Common Area	\$4,000.00
01/14/2017		MTN	Mountain Management	JAN Mgt Fees	5030 Management Fees	\$1,730.67
01/14/2017		GRD	Grounds Maintenance Crew	JAN MISC	6035 Misc Grounds	\$1,000.00
01/14/2017		SWR	Sewer System Inc	JAN Plumbing	6550 Plumbing Repairs	\$333.33
01/14/2017		TRS	Rubbish & Co	JAN Trash	5540 Trash Removal	\$1,000.00
01/14/2017		LGL	Legal Terms	Jan Legal	5070 Legal Fees	\$250.00
01/20/2017		COU	Courier Services	JAN Postage	5040 Postage/Courier	\$100.00
01/21/2017		PWC	PWC Accounting Services	JAN Acctg Fees	5050 Accounting Fees	\$50.00
01/21/2017		SWR	Sewer System Inc	JAN Sewer	5520 Water & Sewer	\$1,000.00
01/21/2017		ROF	Roofproof Mgmt	JAN Roof Repairs	6560 Roof Repairs	\$1,000.00
01/21/2017		CON	Concreate Services	JAN Sidewalks	6565 Concrete Repairs	\$600.00
01/21/2017		FRS	Fire Safetyme	JAN Fire Sfty	6008 Fire Hydrants/Fire Safety	\$250.00
01/21/2017		SHR	Shrubbery	JAN Trimming	6015 Tree & Shrub Care	\$333.33
01/21/2017		MTN	Mountain Management	JAN Pest	6020 Exterminating/Animal Control	\$83.33
01/28/2017		BUI	Building Mgmt Services	JAN Building Mnt	6580 Building Repairs	\$541.67
01/28/2017		SHR	Shrubbery	JAN landscaping	6005 Landscaping	\$1,500.00
02/17/2017		TRS	Rubbish & Co	FEB Trash	5540 Trash Removal	\$1,000.00
02/17/2017		LGL	Legal Terms	FEB Legal	5070 Legal Fees	\$250.00
02/17/2017		GRD	Grounds Maintenance Crew	FEB Misc	6035 Misc Grounds	\$1,000.00

Check Date	Check	Vendor	Name	Reference	Account	Check Amount
02/17/2017		ELC	Electric Company	FEB Electric	5510 Electric Common Area	\$4,000.00
02/21/2017		ROF	Roofproof Mgmt	FEB Roofing	6560 Roof Repairs	\$1,000.00
02/21/2017		CON	Concreate Services	FEB Sidewalks	6565 Concrete Repairs	\$600.00
02/21/2017		FRS	Fire Safetyme	FEB Fire Safety	6008 Fire Hydrants/Fire Safety	\$250.00
02/24/2017		COU	Courier Services	FEB Postage	5040 Postage/Courier	\$100.00
02/24/2017		PWC	PWC Accounting Services	Acctg Fees	5050 Accounting Fees	\$50.00
02/24/2017		SWR	Sewer System Inc	FEB Sewer and Plumbi ng	5520 Water & Sewer	\$1,000.00
02/24/2017		SWR	Sewer System Inc	FEB Sewer and Plumbi ng	6550 Plumbing Repairs	\$333.33
02/24/2017		SHR	Shrubbery	FEB Landscaping	6005 Landscaping	\$1,500.00
02/24/2017		SHR	Shrubbery	FEB Landscaping	6015 Tree & Shrub Care	\$333.33
02/24/2017		MTN	Mountain Management	FEB Mgt Fees	5030 Management Fees	\$1,730.67
02/24/2017		MTN	Mountain Management	FEB Pest ctrl	6020 Exterminating/Animal Control	\$83.33
02/26/2017		MTN	Mountain Management	FEB Misc admin	5100 Misc. Admin	\$166.67
02/28/2017		BUI	Building Mgmt Services	FEB Building	6580 Building Repairs	\$541.67
03/17/2017		BUI	Building Mgmt Services	MAR Building Repairs	6580 Building Repairs	\$541.67
03/17/2017		MTN	Mountain Management	MAR Misc Admin	5100 Misc. Admin	\$166.67
03/17/2017		ROF	Roofproof Mgmt	MAR Roofing	6560 Roof Repairs	\$1,000.00
03/17/2017		CON	Concreate Services	MAR Sidewalk Repair	6565 Concrete Repairs	\$600.00
03/17/2017		FRS	Fire Safetyme	MAR Fire Safety	6008 Fire Hydrants/Fire Safety	\$250.00
03/17/2017		GRD	Grounds Maintenance Crew	MAR Misc	6035 Misc Grounds	\$1,000.00

Check Date	Check	Vendor	Name	Reference	Account	Check Amount
03/24/2017		TRS	Rubbish & Co	MAR Trash	5540 Trash Removal	\$1,000.00
03/24/2017		LGL	Legal Terms	MAR Legal	5070 Legal Fees	\$250.00
03/24/2017		ELC	Electric Company	MAR Electric	5510 Electric Common Area	\$4,000.00
03/24/2017		MTN	Mountain Management	MAR Mgt Fees	5030 Management Fees	\$1,730.67
03/24/2017		MTN	Mountain Management	MAR Pest	6020 Exterminating/Animal Control	\$83.33
03/24/2017		COU	Courier Services	MAR Postage	5040 Postage/Courier	\$100.00
03/24/2017		PWC	PWC Accounting Services	MAR Acctg Fees	5050 Accounting Fees	\$50.00
03/24/2017		SWR	Sewer System Inc	MAR Sewer and Plumbi ng	5520 Water & Sewer	\$1,000.00
03/24/2017		SWR	Sewer System Inc	MAR Sewer and Plumbi ng	6550 Plumbing Repairs	\$333.33
03/24/2017		SHR	Shrubbery	MAR Landscaping	6005 Landscaping	\$1,500.00
03/24/2017		SHR	Shrubbery	MAR Landscaping	6015 Tree & Shrub Care	\$333.33
Total:						\$41,817.00

Aged Open Items

Palm Harbor Lakes
As of 03/31/2017

Run Date: 04/03/2017
Run Time: 11:26 AM

Item #	Contact	Invoice	Expense Acct	Date	Current	31-60	61-90	Over 90
152	Building Mgmt Services	109567475884	6580 Building Repairs	3/17/2017	\$541.67	\$0.00	\$0.00	\$0.00
153	Mountain Management	5494987325	5100 Misc. Admin	3/17/2017	\$166.67	\$0.00	\$0.00	\$0.00
154	Mountain Management	54987987998	5030 Management Fees	3/24/2017	\$1,730.67	\$0.00	\$0.00	\$0.00
155	Mountain Management	65498798712	6020 Exterminating/Animal Control	3/24/2017	\$83.33	\$0.00	\$0.00	\$0.00
156	Courier Services	10780005223	5040 Postage/Courier	3/24/2017	\$100.00	\$0.00	\$0.00	\$0.00
157	PWC Accounting Services	10540004623	5050 Accounting Fees	3/24/2017	\$50.00	\$0.00	\$0.00	\$0.00
158	Sewer System Inc	10740011554	5520 Water & Sewer	3/24/2017	\$1,333.33	\$0.00	\$0.00	\$0.00
159	Shrubbery	10570009255	6005 Landscaping	3/24/2017	\$1,833.33	\$0.00	\$0.00	\$0.00
160	Roofproof Mgmt	10826725936	6560 Roof Repairs	3/17/2017	\$1,000.00	\$0.00	\$0.00	\$0.00
161	Concreate Services	108917366537	6565 Concrete Repairs	3/17/2017	\$600.00	\$0.00	\$0.00	\$0.00
162	Fire Safetyme	10500008032	6008 Fire Hydrants/Fire Safety	3/17/2017	\$250.00	\$0.00	\$0.00	\$0.00
163	Grounds Maintenance Crew	1069670435	6035 Misc Grounds	3/17/2017	\$1,000.00	\$0.00	\$0.00	\$0.00
164	Rubbish & Co	10850008342	5540 Trash Removal	3/24/2017	\$1,000.00	\$0.00	\$0.00	\$0.00
165	Legal Terms	10750030877	5070 Legal Fees	3/24/2017	\$250.00	\$0.00	\$0.00	\$0.00
166	Electric Company	107400113962	5510 Electric Common Area	3/24/2017	\$4,000.00	\$0.00	\$0.00	\$0.00
Total					\$13,939.00	\$0.00	\$0.00	\$0.00

Grand Total

\$13,939.00