

SAWGRASS CONDOMINIUM ASSOC

Balance Sheet
As of 10/31/16

ASSETS

Mutual of Omaha Bank Operating	\$ 25,276.41	
Mutual of Omaha - Reserve Acct	87,871.28	
Mutual of Omaha - Working Cap	16,165.82	
Reserve - RBC Wealth Mgmt CDL	310,593.00	
RBC Change in Asset Value	101,167.17	
Accounts Receivable	49,962.60	
Petty Cash	400.00	
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TOTAL ASSETS		\$ 591,436.28
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 1,092.50	
Prepaid Assessments	14,020.89	
Suspense	3,666.59	
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Subtotal Current Liab.		\$ 18,779.98

RESERVES:

Retained Earnings - Reserves	\$ 61,209.56	
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Subtotal Reserves		\$ 61,209.56

EQUITY:

Retained Earnings - Operating	\$ 629,524.65	
Current Year Net Income/(Loss)	(118,077.91)	
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Subtotal Equity		\$ 511,446.74

TOTAL LIABILITIES & EQUITY		\$ 591,436.28
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SAWGRASS CONDOMINIUM ASSOC

Income/Expense Statement
Period: 10/01/16 to 10/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	17,760.00	17,760.00	.00	177,600.00	177,600.00	.00	213,120.00
04020	Violation Income	.00	41.67	(41.67)	.00	416.70	(416.70)	500.00
04100	Late Charge Income	75.00	125.00	(50.00)	1,300.00	1,250.00	50.00	1,500.00
04400	Miscellaneous Income	(150.00)	.00	(150.00)	583.87	.00	583.87	.00
04450	Operating Interest Income	1.70	.00	1.70	12.13	.00	12.13	.00
04500	Reserve Income	1,833.34	.00	1,833.34	27,500.10	.00	27,500.10	.00
04600	Reserve Interest Income	14.29	20.00	(5.71)	180.38	200.00	(19.62)	240.00
04750	Insurance Claim Income	163,766.72	.00	163,766.72	192,085.54	.00	192,085.54	.00
	Subtotal Income	183,301.05	17,946.67	165,354.38	399,262.02	179,466.70	219,795.32	215,360.00
EXPENSES								
Utilities Expense								
05000	Electric/Gas	935.51	833.33	(102.18)	8,144.78	8,333.30	188.52	10,000.00
05100	Water/Sewer	5,381.55	4,583.33	(798.22)	45,317.23	45,833.30	516.07	55,000.00
05200	Telephone	382.14	375.00	(7.14)	3,431.06	3,750.00	318.94	4,500.00
05400	Trash Removal	471.00	533.33	62.33	5,960.04	5,333.30	(626.74)	6,400.00
	Utilities Expense	7,170.20	6,324.99	(845.21)	62,853.11	63,249.90	396.79	75,900.00
Maintenance Expenses								
06000	Building Maint.	165.00	250.00	85.00	4,454.37	2,500.00	(1,954.37)	3,000.00
06100	Roof/Gutter Repairs	163,766.72	291.67	(163,475.05)	166,052.45	2,916.70	(163,135.75)	3,500.00
06200	Plumbing Repairs	.00	166.67	166.67	.00	1,666.70	1,666.70	2,000.00
06300	Painting	.00	.00	.00	92,100.00	.00	(92,100.00)	.00
06340	Fire Alarm Monitoring	.00	140.00	140.00	1,260.00	1,400.00	140.00	1,680.00
06350	Fire Alarm and Sprinkler Main	.00	208.33	208.33	2,313.42	2,083.30	(230.12)	2,500.00
06400	Pest Control	.00	58.33	58.33	95.00	583.30	488.30	700.00
06500	Landscape Contract	.00	.00	.00	1,105.00	.00	(1,105.00)	.00
06505	Grounds Maintenance	760.00	541.67	(218.33)	10,899.49	5,416.70	(5,482.79)	6,500.00
06525	Irrigation Repairs	.00	.00	.00	35.00	.00	(35.00)	.00
06530	Misc. Grounds	136.00	.00	(136.00)	1,692.00	.00	(1,692.00)	.00
06550	Plants/Trees	.00	50.00	50.00	.00	500.00	500.00	600.00
06700	Snow Removal	.00	333.33	333.33	3,485.00	3,333.30	(151.70)	4,000.00
06750	Common Area Lighting	428.26	291.67	(136.59)	2,599.63	2,916.70	317.07	3,500.00
06900	Contingency	.00	11.08	11.08	.00	110.80	110.80	133.00
	Maintenance Expenses	165,255.98	2,342.75	(162,913.23)	286,091.36	23,427.50	(262,663.86)	28,113.00
Administrative/Business								
07000	Management	1,500.00	1,500.00	.00	15,000.00	15,000.00	.00	18,000.00
07100	Administration	373.63	250.00	(123.63)	2,516.70	2,500.00	(16.70)	3,000.00

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Income/Expense Statement
Period: 10/01/16 to 10/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07150	Plum Creek North Master	288.00	288.00	.00	2,880.00	2,880.00	.00	3,456.00
07200	Insurance	6,896.66	4,855.50	(2,041.16)	52,040.10	48,555.00	(3,485.10)	58,266.00
07300	Audit/Tax Return	.00	22.92	22.92	280.00	229.20	(50.80)	275.00
07400	Bank Charges	.00	10.00	10.00	30.00	30.00	.00	50.00
07500	Legal	.00	41.67	41.67	14,803.34	416.70	(14,386.64)	500.00
07525	General Counsel	.00	475.00	475.00	.00	4,750.00	4,750.00	5,700.00
07550	Reserve Study	.00	.00	.00	1,120.00	.00	(1,120.00)	.00
07600	Miscellaneous	.00	.00	.00	.00	.00	.00	100.00
07801	CD Architecture	.00	.00	.00	311.64	.00	(311.64)	.00
07805	CD Breezeway repairs	.00	.00	.00	59,799.48	.00	(59,799.48)	.00
07808	CD Landscape Renovation	.00	.00	.00	1,280.80	.00	(1,280.80)	.00
08000	Reserve Contributions	1,833.34	1,833.33	(.01)	18,333.40	18,333.30	(.10)	22,000.00
	Administrative/Business	10,891.63	9,276.42	(1,615.21)	168,395.46	92,694.20	(75,701.26)	111,347.00
	TOTAL EXPENSES	183,317.81	17,944.16	(165,373.65)	517,339.93	179,371.60	(337,968.33)	215,360.00
	Current Year Net Income/(loss)	(16.76)	2.51	(19.27)	(118,077.91)	95.10	(118,173.01)	.00
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