

SAWGRASS CONDOMINIUM ASSOC

Balance Sheet
As of 11/30/16

ASSETS

Mutual of Omaha Bank Operating	\$	21,439.65	
Mutual of Omaha - Reserve Acct		89,716.85	
Mutual of Omaha - Working Cap		16,167.81	
Reserve - RBC Wealth Mgmt CDL		310,593.00	
RBC Change in Asset Value		101,167.17	
Accounts Receivable		47,167.60	
Petty Cash		400.00	
TOTAL ASSETS			\$ 586,652.08
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$	1,531.31	
Prepaid Assessments		10,890.89	
Suspense		3,666.59	
Subtotal Current Liab.			\$ 16,088.79

RESERVES:

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

EQUITY:

Retained Earnings - Operating	\$	629,524.65	
Current Year Net Income/(Loss)		(120,170.92)	
Subtotal Equity			\$ 509,353.73

TOTAL LIABILITIES & EQUITY			\$ 586,652.08
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SAWGRASS CONDOMINIUM ASSOC

Income/Expense Statement
Period: 11/01/16 to 11/30/16

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	195,360.00	195,360.00	.00	213,120.00
04020	Violation Income	.00	41.67	(41.67)	.00	458.37	(458.37)	500.00
04100	Late Charge Income	(350.00)	125.00	(475.00)	950.00	1,375.00	(425.00)	1,500.00
04400	Miscellaneous Income	.00	.00	.00	583.87	.00	583.87	.00
04450	Operating Interest Income	2.75	.00	2.75	14.88	.00	14.88	.00
04500	Reserve Income	1,833.34	.00	1,833.34	29,333.44	.00	29,333.44	.00
04600	Reserve Interest Income	14.22	20.00	(5.78)	194.60	220.00	(25.40)	240.00
04750	Insurance Claim Income	.00	.00	.00	192,085.54	.00	192,085.54	.00
	Subtotal Income	19,260.31	17,946.67	1,313.64	418,522.33	197,413.37	221,108.96	215,360.00
EXPENSES								
Utilities Expense								
05000	Electric/Gas	859.23	833.33	(25.90)	9,004.01	9,166.63	162.62	10,000.00
05100	Water/Sewer	4,720.00	4,583.33	(136.67)	50,037.23	50,416.63	379.40	55,000.00
05200	Telephone	382.16	375.00	(7.16)	3,813.22	4,125.00	311.78	4,500.00
05400	Trash Removal	478.66	533.33	54.67	6,438.70	5,866.63	(572.07)	6,400.00
	Utilities Expense	6,440.05	6,324.99	(115.06)	69,293.16	69,574.89	281.73	75,900.00
Maintenance Expenses								
06000	Building Maint.	.00	250.00	250.00	4,454.37	2,750.00	(1,704.37)	3,000.00
06100	Roof/Gutter Repairs	.00	291.67	291.67	166,052.45	3,208.37	(162,844.08)	3,500.00
06200	Plumbing Repairs	.00	166.67	166.67	.00	1,833.37	1,833.37	2,000.00
06300	Painting	.00	.00	.00	92,100.00	.00	(92,100.00)	.00
06340	Fire Alarm Monitoring	140.00	140.00	.00	1,400.00	1,540.00	140.00	1,680.00
06350	Fire Alarm and Sprinkler Main	.00	208.33	208.33	2,313.42	2,291.63	(21.79)	2,500.00
06400	Pest Control	.00	58.33	58.33	95.00	641.63	546.63	700.00
06500	Landscape Contract	180.00	.00	(180.00)	1,285.00	.00	(1,285.00)	.00
06505	Grounds Maintenance	500.00	541.67	41.67	11,399.49	5,958.37	(5,441.12)	6,500.00
06525	Irrigation Repairs	78.00	.00	(78.00)	113.00	.00	(113.00)	.00
06530	Misc. Grounds	1,120.00	.00	(1,120.00)	2,812.00	.00	(2,812.00)	.00
06550	Plants/Trees	.00	50.00	50.00	.00	550.00	550.00	600.00
06600	Parking Lot Maintenance	.00	.00	.00	.00	400.00	400.00	400.00
06700	Snow Removal	987.79	333.33	(654.46)	4,472.79	3,666.63	(806.16)	4,000.00
06750	Common Area Lighting	2,870.81	291.67	(2,579.14)	5,470.44	3,208.37	(2,262.07)	3,500.00
06900	Contingency	.00	11.08	11.08	.00	121.88	121.88	133.00
	Maintenance Expenses	5,876.60	2,342.75	(3,533.85)	291,967.96	26,170.25	(265,797.71)	28,513.00
Administrative/Business								
07000	Management	1,500.00	1,500.00	.00	16,500.00	16,500.00	.00	18,000.00

SAWGRASS CONDOMINIUM ASSOC

Income/Expense Statement
Period: 11/01/16 to 11/30/16

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
07100	Administration	223.60	250.00	26.40	2,740.30	2,750.00	9.70	3,000.00
07150	Plum Creek North Master	288.00	288.00	.00	3,168.00	3,168.00	.00	3,456.00
07200	Insurance	5,191.73	4,855.50	(336.23)	57,231.83	53,410.50	(3,821.33)	58,266.00
07300	Audit/Tax Return	.00	22.92	22.92	280.00	252.12	(27.88)	275.00
07400	Bank Charges	.00	10.00	10.00	30.00	40.00	10.00	50.00
07500	Legal	.00	41.67	41.67	14,803.34	458.37	(14,344.97)	500.00
07525	General Counsel	.00	475.00	475.00	.00	5,225.00	5,225.00	5,700.00
07550	Reserve Study	.00	.00	.00	1,120.00	.00	(1,120.00)	.00
07600	Miscellaneous	.00	100.00	100.00	.00	100.00	100.00	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)	20,166.74	20,166.63	(.11)	22,000.00
	Administrative/Business	9,036.67	9,376.42	339.75	177,432.13	102,070.62	(75,361.51)	111,347.00
	TOTAL EXPENSES	21,353.32	18,044.16	(3,309.16)	538,693.25	197,815.76	(340,877.49)	215,760.00
	Current Year Net Income/(loss)	(2,093.01)	(97.49)	(1,995.52)	(120,170.92)	(402.39)	(119,768.53)	(400.00)