

SAWGRASS CONDOMINIUM ASSOC

Balance Sheet
As of 01/31/17

ASSETS

Mutual of Omaha Bank Operating	\$ 3,539.58	
Mutual of Omaha - Reserve Acct	53,799.42	
Mutual of Omaha - Working Cap	16,171.93	
Reserve - RBC Wealth Mgmt CDL	310,596.03	
RBC Change in Asset Value	101,167.17	
Accounts Receivable	47,259.33	
Due from Reserves	37,773.26	
Petty Cash	400.00	
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TOTAL ASSETS		\$ 570,706.72
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 1,470.50	
Prepaid Assessments	14,387.37	
Suspense	42,524.95	
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Subtotal Current Liab.		\$ 58,382.82

RESERVES:

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

EQUITY:

Retained Earnings - Operating	\$ 449,363.02	
Current Year Net Income/(Loss)	1,751.32	
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Subtotal Equity		\$ 451,114.34

TOTAL LIABILITIES & EQUITY		\$ 570,706.72
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SAWGRASS CONDOMINIUM ASSOC

Income/Expense Statement
Period: 01/01/17 to 01/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	20,160.00	20,160.00	.00	20,160.00	20,160.00	.00	241,920.00
04100	Late Charge Income	225.00	125.00	100.00	225.00	125.00	100.00	1,500.00
04600	Reserve Interest Income	17.09	8.33	8.76	17.09	8.33	8.76	100.00
	Subtotal Income	20,402.09	20,293.33	108.76	20,402.09	20,293.33	108.76	243,520.00
EXPENSES								
Utilities Expense								
05000	Electric/Gas	1,914.60	816.67	(1,097.93)	1,914.60	816.67	(1,097.93)	9,800.00
05100	Water/Sewer	4,165.97	4,708.33	542.36	4,165.97	4,708.33	542.36	56,500.00
05200	Telephone	381.28	341.67	(39.61)	381.28	341.67	(39.61)	4,100.00
05400	Trash Removal	513.00	628.25	115.25	513.00	628.25	115.25	7,539.00
	Utilities Expense	6,974.85	6,494.92	(479.93)	6,974.85	6,494.92	(479.93)	77,939.00
Maintenance Expenses								
06000	Building Maint.	383.00	416.67	33.67	383.00	416.67	33.67	5,000.00
06004	Building Repairs - Plumbing	194.00	.00	(194.00)	194.00	.00	(194.00)	.00
06100	Roof/Gutter Repairs	.00	375.00	375.00	.00	375.00	375.00	4,500.00
06340	Fire Alarm Monitoring	280.00	140.00	(140.00)	280.00	140.00	(140.00)	1,680.00
06350	Fire Alarm and Sprinkler Main	.00	258.33	258.33	.00	258.33	258.33	3,100.00
06400	Pest Control	.00	41.67	41.67	.00	41.67	41.67	500.00
06500	Landscape Contract	.00	666.67	666.67	.00	666.67	666.67	8,000.00
06505	Grounds Maintenance	500.00	541.67	41.67	500.00	541.67	41.67	6,500.00
06550	Plants/Trees	.00	50.00	50.00	.00	50.00	50.00	600.00
06700	Snow Removal	790.00	416.67	(373.33)	790.00	416.67	(373.33)	5,000.00
06750	Common Area Lighting	.00	291.67	291.67	.00	291.67	291.67	3,500.00
06900	Contingency	.00	31.67	31.67	.00	31.67	31.67	380.00
	Maintenance Expenses	2,147.00	3,230.02	1,083.02	2,147.00	3,230.02	1,083.02	38,760.00
Administrative/Business								
07000	Management	1,545.00	1,545.00	.00	1,545.00	1,545.00	.00	18,540.00
07100	Administration	304.35	250.00	(54.35)	304.35	250.00	(54.35)	3,000.00
07150	Plum Creek North Master	288.00	288.00	.00	288.00	288.00	.00	3,456.00
07200	Insurance	5,191.57	4,958.33	(233.24)	5,191.57	4,958.33	(233.24)	59,500.00
07300	Audit/Tax Return	.00	.00	.00	.00	.00	.00	275.00
07400	Bank Charges	.00	10.00	10.00	.00	10.00	10.00	50.00
07500	Legal	.00	41.67	41.67	.00	41.67	41.67	500.00
07525	General Counsel	.00	1,250.00	1,250.00	.00	1,250.00	1,250.00	15,000.00
07600	Miscellaneous	.00	.00	.00	.00	.00	.00	100.00
08000	Reserve Contributions	2,200.00	2,200.00	.00	2,200.00	2,200.00	.00	26,400.00

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Income/Expense Statement
 Period: 01/01/17 to 01/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Administrative/Business	9,528.92	10,543.00	1,014.08	9,528.92	10,543.00	1,014.08	126,821.00
	TOTAL EXPENSES	18,650.77	20,267.94	1,617.17	18,650.77	20,267.94	1,617.17	243,520.00
	Current Year Net Income/(loss)	1,751.32	25.39	1,725.93	1,751.32	25.39	1,725.93	.00
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