

SAWGRASS CONDOMINIUM ASSOC

Balance Sheet
As of 02/28/17

ASSETS

| | | |
|--------------------------------|-------------|---------------|
| Mutual of Omaha Bank Operating | \$ 5,697.92 | |
| Mutual of Omaha - Reserve Acct | 58,206.36 | |
| Mutual of Omaha - Working Cap | 16,173.79 | |
| Reserve - RBC Wealth Mgmt CDL | 310,596.03 | |
| RBC Change in Asset Value | 101,167.17 | |
| Accounts Receivable | 46,418.77 | |
| Due from Reserves | 37,773.26 | |
| Petty Cash | 400.00 | |
| TOTAL ASSETS | | \$ 576,433.30 |

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

| | | |
|------------------------|-------------|--------------|
| Accounts Payable | \$ 1,470.50 | |
| Prepaid Assessments | 13,627.31 | |
| Suspense | 41,439.95 | |
| Subtotal Current Liab. | | \$ 56,537.76 |

RESERVES:

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

EQUITY:

| | | |
|--------------------------------|---------------|---------------|
| Retained Earnings - Operating | \$ 449,363.02 | |
| Current Year Net Income/(Loss) | 9,322.96 | |
| Subtotal Equity | | \$ 458,685.98 |

| | | |
|----------------------------|--|---------------|
| TOTAL LIABILITIES & EQUITY | | \$ 576,433.30 |
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SAWGRASS CONDOMINIUM ASSOC

Income/Expense Statement
Period: 02/01/17 to 02/28/17

| Account | Description | Current Period | | | Year-To-Date | | | Yearly |
|--------------------------------|-------------------------------|------------------|------------------|-----------------|------------------|------------------|-----------------|-------------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| INCOME: | | | | | | | | |
| 04000 | Assessment Income | 20,160.00 | 20,160.00 | .00 | 40,320.00 | 40,320.00 | .00 | 241,920.00 |
| 04100 | Late Charge Income | 150.00 | 125.00 | 25.00 | 375.00 | 250.00 | 125.00 | 1,500.00 |
| 04400 | Miscellaneous Income | 700.00 | .00 | 700.00 | 700.00 | .00 | 700.00 | .00 |
| 04450 | Operating Interest Income | .58 | .00 | .58 | .58 | .00 | .58 | .00 |
| 04600 | Reserve Interest Income | .00 | 8.33 | (8.33) | 17.09 | 16.66 | .43 | 100.00 |
| | Subtotal Income | 21,010.58 | 20,293.33 | 717.25 | 41,412.67 | 40,586.66 | 826.01 | 243,520.00 |
| EXPENSES | | | | | | | | |
| Utilities Expense | | | | | | | | |
| 05000 | Electric/Gas | .00 | 816.67 | 816.67 | 1,914.60 | 1,633.34 | (281.26) | 9,800.00 |
| 05100 | Water/Sewer | 4,248.98 | 4,708.33 | 459.35 | 8,414.95 | 9,416.66 | 1,001.71 | 56,500.00 |
| 05200 | Telephone | 381.38 | 341.67 | (39.71) | 762.66 | 683.34 | (79.32) | 4,100.00 |
| 05400 | Trash Removal | 649.00 | 628.25 | (20.75) | 1,162.00 | 1,256.50 | 94.50 | 7,539.00 |
| | Utilities Expense | 5,279.36 | 6,494.92 | 1,215.56 | 12,254.21 | 12,989.84 | 735.63 | 77,939.00 |
| Maintenance Expenses | | | | | | | | |
| 06000 | Building Maint. | .00 | 416.67 | 416.67 | 383.00 | 833.34 | 450.34 | 5,000.00 |
| 06004 | Building Repairs - Plumbing | .00 | .00 | .00 | 194.00 | .00 | (194.00) | .00 |
| 06100 | Roof/Gutter Repairs | .00 | 375.00 | 375.00 | .00 | 750.00 | 750.00 | 4,500.00 |
| 06340 | Fire Alarm Monitoring | .00 | 140.00 | 140.00 | 280.00 | 280.00 | .00 | 1,680.00 |
| 06350 | Fire Alarm and Sprinkler Main | 139.00 | 258.33 | 119.33 | 139.00 | 516.66 | 377.66 | 3,100.00 |
| 06400 | Pest Control | .00 | 41.67 | 41.67 | .00 | 83.34 | 83.34 | 500.00 |
| 06500 | Landscape Contract | .00 | 666.67 | 666.67 | .00 | 1,333.34 | 1,333.34 | 8,000.00 |
| 06505 | Grounds Maintenance | 500.00 | 541.67 | 41.67 | 1,000.00 | 1,083.34 | 83.34 | 6,500.00 |
| 06550 | Plants/Trees | 45.00 | 50.00 | 5.00 | 45.00 | 100.00 | 55.00 | 600.00 |
| 06700 | Snow Removal | 470.00 | 416.67 | (53.33) | 1,260.00 | 833.34 | (426.66) | 5,000.00 |
| 06750 | Common Area Lighting | 538.13 | 291.67 | (246.46) | 538.13 | 583.34 | 45.21 | 3,500.00 |
| 06900 | Contingency | .00 | 31.67 | 31.67 | .00 | 63.34 | 63.34 | 380.00 |
| | Maintenance Expenses | 1,692.13 | 3,230.02 | 1,537.89 | 3,839.13 | 6,460.04 | 2,620.91 | 38,760.00 |
| Administrative/Business | | | | | | | | |
| 07000 | Management | 1,545.00 | 1,545.00 | .00 | 3,090.00 | 3,090.00 | .00 | 18,540.00 |
| 07100 | Administration | 635.68 | 250.00 | (385.68) | 940.03 | 500.00 | (440.03) | 3,000.00 |
| 07150 | Plum Creek North Master | 288.00 | 288.00 | .00 | 576.00 | 576.00 | .00 | 3,456.00 |
| 07200 | Insurance | 5,191.57 | 4,958.33 | (233.24) | 10,383.14 | 9,916.66 | (466.48) | 59,500.00 |
| 07300 | Audit/Tax Return | .00 | .00 | .00 | .00 | .00 | .00 | 275.00 |
| 07400 | Bank Charges | .00 | 10.00 | 10.00 | .00 | 20.00 | 20.00 | 50.00 |
| 07500 | Legal | 1,016.00 | 41.67 | (974.33) | 1,016.00 | 83.34 | (932.66) | 500.00 |
| 07525 | General Counsel | .00 | 1,250.00 | 1,250.00 | .00 | 2,500.00 | 2,500.00 | 15,000.00 |

SAWGRASS CONDOMINIUM ASSOC

Income/Expense Statement
 Period: 02/01/17 to 02/28/17

| Account | Description | Current Period | | | Year-To-Date | | | Yearly |
|---------|--------------------------------|----------------|-----------|----------|--------------|-----------|----------|------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| 07600 | Miscellaneous | .00 | .00 | .00 | .00 | .00 | .00 | 100.00 |
| 08000 | Reserve Contributions | (2,200.00) | 2,200.00 | 4,400.00 | .00 | 4,400.00 | 4,400.00 | 26,400.00 |
| 08100 | Reserve Interest Income | (8.80) | .00 | 8.80 | (8.80) | .00 | 8.80 | .00 |
| | Administrative/Business | 6,467.45 | 10,543.00 | 4,075.55 | 15,996.37 | 21,086.00 | 5,089.63 | 126,821.00 |
| | TOTAL EXPENSES | 13,438.94 | 20,267.94 | 6,829.00 | 32,089.71 | 40,535.88 | 8,446.17 | 243,520.00 |
| | Current Year Net Income/(loss) | 7,571.64 | 25.39 | 7,546.25 | 9,322.96 | 50.78 | 9,272.18 | .00 |