

SAWGRASS CONDOMINIUM ASSOC

Balance Sheet
As of 04/30/17

ASSETS

Mutual of Omaha Bank Operating	\$ 3,899.21	
Mutual of Omaha - Reserve Acct	62,623.13	
Mutual of Omaha - Working Cap	16,177.84	
Reserve - RBC Wealth Mgmt CDL	310,603.72	
RBC Change in Asset Value	101,167.17	
Accounts Receivable	1,654.14	
Petty Cash	400.00	
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TOTAL ASSETS		\$ 496,525.21
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 2,032.70	
Prepaid Assessments	15,468.37	
Suspense	3,666.69	
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Subtotal Current Liab.		\$ 21,167.76

RESERVES:

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

EQUITY:

Retained Earnings - Operating	\$ 446,691.66	
Current Year Net Income/(Loss)	(32,543.77)	
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Subtotal Equity		\$ 414,147.89

TOTAL LIABILITIES & EQUITY		\$ 496,525.21
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SAWGRASS CONDOMINIUM ASSOC

Income/Expense Statement
Period: 04/01/17 to 04/30/17

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	80,640.00	80,640.00	.00	241,920.00
04100	Late Charge Income	75.00	125.00	(50.00)	550.00	500.00	50.00	1,500.00
04400	Miscellaneous Income	15,000.00	.00	15,000.00	16,284.00	.00	16,284.00	.00
04450	Operating Interest Income	1.85	.00	1.85	4.26	.00	4.26	.00
04500	Reserve Income	(2,200.00)	.00	(2,200.00)	(4,400.00)	.00	(4,400.00)	.00
04600	Reserve Interest Income	.00	8.33	(8.33)	17.09	33.32	(16.23)	100.00
04750	Insurance Claim Income	.00	.00	.00	79,830.90	.00	79,830.90	.00
	Subtotal Income	33,036.85	20,293.33	12,743.52	172,926.25	81,173.32	91,752.93	243,520.00
EXPENSES								
Utilities Expense								
05000	Electric/Gas	815.29	816.67	1.38	3,619.35	3,266.68	(352.67)	9,800.00
05100	Water/Sewer	4,257.10	4,708.33	451.23	16,764.31	18,833.32	2,069.01	56,500.00
05200	Telephone	382.20	341.67	(40.53)	1,525.96	1,366.68	(159.28)	4,100.00
05400	Trash Removal	382.14	628.25	246.11	2,015.14	2,513.00	497.86	7,539.00
	Utilities Expense	5,836.73	6,494.92	658.19	23,924.76	25,979.68	2,054.92	77,939.00
Maintenance Expenses								
06000	Building Maint.	.00	416.67	416.67	2,439.50	1,666.68	(772.82)	5,000.00
06100	Roof/Gutter Repairs	.00	375.00	375.00	89,831.00	1,500.00	(88,331.00)	4,500.00
06340	Fire Alarm Monitoring	.00	140.00	140.00	700.00	560.00	(140.00)	1,680.00
06350	Fire Alarm and Sprinkler Main	.00	258.33	258.33	139.00	1,033.32	894.32	3,100.00
06400	Pest Control	.00	41.67	41.67	.00	166.68	166.68	500.00
06500	Landscape Contract	.00	666.67	666.67	.00	2,666.68	2,666.68	8,000.00
06505	Grounds Maintenance	.00	541.67	541.67	1,890.00	2,166.68	276.68	6,500.00
06530	Misc. Grounds	180.00	.00	(180.00)	180.00	.00	(180.00)	.00
06550	Plants/Trees	.00	50.00	50.00	45.00	200.00	155.00	600.00
06700	Snow Removal	.00	416.67	416.67	1,885.00	1,666.68	(218.32)	5,000.00
06750	Common Area Lighting	.00	291.67	291.67	538.13	1,166.68	628.55	3,500.00
06900	Contingency	.00	31.67	31.67	.00	126.68	126.68	380.00
	Maintenance Expenses	180.00	3,230.02	3,050.02	97,647.63	12,920.08	(84,727.55)	38,760.00
Administrative/Business								
07000	Management	1,545.00	1,545.00	.00	6,180.00	6,180.00	.00	18,540.00
07100	Administration	227.58	250.00	22.42	1,361.76	1,000.00	(361.76)	3,000.00
07150	Plum Creek North Master	288.00	288.00	.00	1,152.00	1,152.00	.00	3,456.00
07200	Insurance	5,191.57	4,958.33	(233.24)	20,766.28	19,833.32	(932.96)	59,500.00
07300	Audit/Tax Return	.00	275.00	275.00	275.00	275.00	.00	275.00
07350	Bad Debt	42,260.49	.00	(42,260.49)	42,260.49	.00	(42,260.49)	.00

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Income/Expense Statement
 Period: 04/01/17 to 04/30/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07400	Bank Charges	.00	.00	.00	.00	20.00	20.00	50.00
07500	Legal	.00	41.67	41.67	.00	166.68	166.68	500.00
07525	General Counsel	10,733.41	1,250.00	(9,483.41)	16,339.41	5,000.00	(11,339.41)	15,000.00
07600	Miscellaneous	.00	.00	.00	.00	.00	.00	100.00
08000	Reserve Contributions	(2,200.00)	2,200.00	4,400.00	(4,400.00)	8,800.00	13,200.00	26,400.00
08100	Reserve Interest Income	(10.37)	.00	10.37	(37.31)	.00	37.31	.00
	Administrative/Business	58,035.68	10,808.00	(47,227.68)	83,897.63	42,427.00	(41,470.63)	126,821.00
	TOTAL EXPENSES	64,052.41	20,532.94	(43,519.47)	205,470.02	81,326.76	(124,143.26)	243,520.00
	Current Year Net Income/(loss)	(31,015.56)	(239.61)	(30,775.95)	(32,543.77)	(153.44)	(32,390.33)	.00