

**SAWGRASS CONDOMINIUM ASSOC**

Balance Sheet  
As of 05/31/17

ASSETS

Mutual of Omaha Bank Operating	\$ 2,663.86	
Mutual of Omaha - Reserve Acct	64,832.04	
Mutual of Omaha - Working Cap	16,179.90	
Reserve - RBC Wealth Mgmt CDL	310,603.72	
RBC Change in Asset Value	101,167.17	
Accounts Receivable	1,824.99	
Petty Cash	400.00	
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TOTAL ASSETS		\$ 497,671.68 =====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 38,336.17	
Prepaid Assessments	15,671.83	
Suspense	3,666.69	
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Subtotal Current Liab.		\$ 57,674.69

RESERVES:

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

EQUITY:

Retained Earnings - Operating	\$ 446,641.66	
Current Year Net Income/(Loss)	(67,854.23)	
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Subtotal Equity		\$ 378,787.43

TOTAL LIABILITIES & EQUITY		\$ 497,671.68 =====
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# SAWGRASS CONDOMINIUM ASSOC

Income/Expense Statement  
Period: 05/01/17 to 05/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
04000	Assessment Income	20,160.00	20,160.00	.00	100,800.00	100,800.00	.00	241,920.00
04100	Late Charge Income	75.00	125.00	(50.00)	625.00	625.00	.00	1,500.00
04400	Miscellaneous Income	(300.00)	.00	(300.00)	15,984.00	.00	15,984.00	.00
04450	Operating Interest Income	.46	.00	.46	4.72	.00	4.72	.00
04500	Reserve Income	(2,200.00)	.00	(2,200.00)	(6,600.00)	.00	(6,600.00)	.00
04600	Reserve Interest Income	.00	8.33	(8.33)	17.09	41.65	(24.56)	100.00
04750	Insurance Claim Income	.00	.00	.00	79,830.90	.00	79,830.90	.00
	<b>Subtotal Income</b>	<b>17,735.46</b>	<b>20,293.33</b>	<b>(2,557.87)</b>	<b>190,661.71</b>	<b>101,466.65</b>	<b>89,195.06</b>	<b>243,520.00</b>
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000	Electric/Gas	932.46	816.67	(115.79)	4,551.81	4,083.35	(468.46)	9,800.00
05100	Water/Sewer	4,200.52	4,708.33	507.81	20,964.83	23,541.65	2,576.82	56,500.00
05200	Telephone	384.37	341.67	(42.70)	1,910.33	1,708.35	(201.98)	4,100.00
05400	Trash Removal	29.00	628.25	599.25	2,044.14	3,141.25	1,097.11	7,539.00
	<b>Utilities Expense</b>	<b>5,546.35</b>	<b>6,494.92</b>	<b>948.57</b>	<b>29,471.11</b>	<b>32,474.60</b>	<b>3,003.49</b>	<b>77,939.00</b>
<b>Maintenance Expenses</b>								
06000	Building Maint.	4,982.57	416.67	(4,565.90)	7,622.07	2,083.35	(5,538.72)	5,000.00
06004	Building Repairs - Plumbing	.00	.00	.00	16,390.99	.00	(16,390.99)	.00
06100	Roof/Gutter Repairs	.00	375.00	375.00	89,831.00	1,875.00	(87,956.00)	4,500.00
06340	Fire Alarm Monitoring	430.00	140.00	(290.00)	1,130.00	700.00	(430.00)	1,680.00
06350	Fire Alarm and Sprinkler Main	.00	258.33	258.33	139.00	1,291.65	1,152.65	3,100.00
06400	Pest Control	.00	41.67	41.67	.00	208.35	208.35	500.00
06500	Landscape Contract	.00	666.67	666.67	.00	3,333.35	3,333.35	8,000.00
06505	Grounds Maintenance	.00	541.67	541.67	1,890.00	2,708.35	818.35	6,500.00
06510	Fertilization/Weed/Insect	95.00	.00	(95.00)	95.00	.00	(95.00)	.00
06530	Misc. Grounds	.00	.00	.00	180.00	.00	(180.00)	.00
06550	Plants/Trees	.00	50.00	50.00	45.00	250.00	205.00	600.00
06700	Snow Removal	315.00	416.67	101.67	2,200.00	2,083.35	(116.65)	5,000.00
06750	Common Area Lighting	387.80	291.67	(96.13)	1,377.82	1,458.35	80.53	3,500.00
06900	Contingency	.00	31.67	31.67	.00	158.35	158.35	380.00
	<b>Maintenance Expenses</b>	<b>6,210.37</b>	<b>3,230.02</b>	<b>(2,980.35)</b>	<b>120,900.88</b>	<b>16,150.10</b>	<b>(104,750.78)</b>	<b>38,760.00</b>
<b>Administrative/Business</b>								
07000	Management	1,545.00	1,545.00	.00	7,725.00	7,725.00	.00	18,540.00
07100	Administration	262.10	250.00	(12.10)	1,623.86	1,250.00	(373.86)	3,000.00
07150	Plum Creek North Master	288.00	288.00	.00	1,440.00	1,440.00	.00	3,456.00
07200	Insurance	5,786.57	4,958.33	(828.24)	26,552.85	24,791.65	(1,761.20)	59,500.00

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Income/Expense Statement  
 Period: 05/01/17 to 05/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07300	Audit/Tax Return	.00	.00	.00	275.00	275.00	.00	275.00
07350	Bad Debt	.00	.00	.00	42,260.49	.00	(42,260.49)	.00
07400	Bank Charges	.00	.00	.00	.00	20.00	20.00	50.00
07500	Legal	.00	41.67	41.67	.00	208.35	208.35	500.00
07525	General Counsel	18,575.62	1,250.00	(17,325.62)	34,915.03	6,250.00	(28,665.03)	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	(6,600.00)	11,000.00	17,600.00	26,400.00
08100	Reserve Interest Income	(10.97)	.00	10.97	(48.28)	.00	48.28	.00
	Administrative/Business	24,246.32	10,533.00	(13,713.32)	108,143.95	52,960.00	(55,183.95)	126,821.00
	TOTAL EXPENSES	36,003.04	20,257.94	(15,745.10)	258,515.94	101,584.70	(156,931.24)	243,520.00
	Current Year Net Income/(loss)	(18,267.58)	35.39	(18,302.97)	(67,854.23)	(118.05)	(67,736.18)	.00