

# SAWGRASS CONDOMINIUM ASSOC

Balance Sheet  
As of 07/31/17

## ASSETS

Mutual of Omaha Bank Operating	\$ (29,616.98)	
Mutual of Omaha - Reserve Acct	64,849.94	
Mutual of Omaha - Working Cap	16,183.96	
Reserve - RBC Wealth Mgmt CDL	310,603.72	
RBC Change in Asset Value	101,167.17	
Accounts Receivable	10,468.38	
Petty Cash	400.00	
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TOTAL ASSETS		\$ 474,056.19
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## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

Accounts Payable	\$ 70,536.77	
Prepaid Assessments	13,261.06	
Suspense	3,666.69	
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Subtotal Current Liab.		\$ 87,464.52

### 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)	(121,259.55)	
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Subtotal Equity		\$ 325,382.11

TOTAL LIABILITIES & EQUITY		\$ 474,056.19
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# SAWGRASS CONDOMINIUM ASSOC

Income/Expense Statement  
Period: 07/01/17 to 07/31/17

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	141,120.00	141,120.00	.00	241,920.00
04100	Late Charge Income	100.00	125.00	(25.00)	800.00	875.00	(75.00)	1,500.00
04400	Miscellaneous Income	100.00	.00	100.00	26,084.00	.00	26,084.00	.00
04450	Operating Interest Income	.43	.00	.43	5.58	.00	5.58	.00
04500	Reserve Income	.00	.00	.00	(6,600.00)	.00	(6,600.00)	.00
04600	Reserve Interest Income	.00	8.33	(8.33)	17.09	58.31	(41.22)	100.00
04750	Insurance Claim Income	.00	.00	.00	79,830.90	.00	79,830.90	.00
	<b>Subtotal Income</b>	<b>20,360.43</b>	<b>20,293.33</b>	<b>67.10</b>	<b>241,257.57</b>	<b>142,053.31</b>	<b>99,204.26</b>	<b>243,520.00</b>
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000	Electric/Gas	848.81	816.67	(32.14)	6,220.10	5,716.69	(503.41)	9,800.00
05100	Water/Sewer	4,777.48	4,708.33	(69.15)	30,145.83	32,958.31	2,812.48	56,500.00
05200	Telephone	387.16	341.67	(45.49)	2,679.70	2,391.69	(288.01)	4,100.00
05400	Trash Removal	515.00	628.25	113.25	3,089.14	4,397.75	1,308.61	7,539.00
	<b>Utilities Expense</b>	<b>6,528.45</b>	<b>6,494.92</b>	<b>(33.53)</b>	<b>42,134.77</b>	<b>45,464.44</b>	<b>3,329.67</b>	<b>77,939.00</b>
<b>Maintenance Expenses</b>								
06000	Building Maint.	.00	416.67	416.67	8,022.07	2,916.69	(5,105.38)	5,000.00
06004	Building Repairs - Plumbing	140.00	.00	(140.00)	16,530.99	.00	(16,530.99)	.00
06006	Building Repairs - Other	.00	.00	.00	3,065.07	.00	(3,065.07)	.00
06100	Roof/Gutter Repairs	.00	375.00	375.00	89,831.00	2,625.00	(87,206.00)	4,500.00
06340	Fire Alarm Monitoring	420.00	140.00	(280.00)	1,550.00	980.00	(570.00)	1,680.00
06350	Fire Alarm and Sprinkler Main	.00	258.33	258.33	139.00	1,808.31	1,669.31	3,100.00
06400	Pest Control	.00	41.67	41.67	.00	291.69	291.69	500.00
06500	Landscape Contract	450.00	666.67	216.67	645.00	4,666.69	4,021.69	8,000.00
06505	Grounds Maintenance	225.00	541.67	316.67	2,115.00	3,791.69	1,676.69	6,500.00
06510	Fertilization/Weed/Insect	.00	.00	.00	95.00	.00	(95.00)	.00
06525	Irrigation Repairs	138.00	.00	(138.00)	209.00	.00	(209.00)	.00
06530	Misc. Grounds	.00	.00	.00	330.00	.00	(330.00)	.00
06550	Plants/Trees	.00	50.00	50.00	45.00	350.00	305.00	600.00
06700	Snow Removal	.00	416.67	416.67	2,200.00	2,916.69	716.69	5,000.00
06750	Common Area Lighting	217.11	291.67	74.56	1,911.84	2,041.69	129.85	3,500.00
06900	Contingency	.00	31.67	31.67	.00	221.69	221.69	380.00
	<b>Maintenance Expenses</b>	<b>1,590.11</b>	<b>3,230.02</b>	<b>1,639.91</b>	<b>126,688.97</b>	<b>22,610.14</b>	<b>(104,078.83)</b>	<b>38,760.00</b>
<b>Administrative/Business</b>								
07000	Management	1,545.00	1,545.00	.00	10,815.00	10,815.00	.00	18,540.00
07100	Administration	294.30	250.00	(44.30)	2,203.72	1,750.00	(453.72)	3,000.00

# SAWGRASS CONDOMINIUM ASSOC

Income/Expense Statement  
Period: 07/01/17 to 07/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07150	Plum Creek North Master	288.00	288.00	.00	2,016.00	2,016.00	.00	3,456.00
07200	Insurance	5,191.57	4,958.33	(233.24)	37,964.99	34,708.31	(3,256.68)	59,500.00
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	3,577.19	41.67	(3,535.52)	3,577.19	291.69	(3,285.50)	500.00
07525	General Counsel	60.00	1,250.00	1,190.00	34,975.03	8,750.00	(26,225.03)	15,000.00
07600	Miscellaneous	.00	.00	.00	.00	.00	.00	100.00
07700	Reserve Expense	19,990.36	.00	(19,990.36)	19,990.36	.00	(19,990.36)	.00
07808	CD Landscape Renovation	45,785.84	.00	(45,785.84)	46,285.84	.00	(46,285.84)	.00
08000	Reserve Contributions	.00	2,200.00	2,200.00	(6,600.00)	15,400.00	22,000.00	26,400.00
08100	Reserve Interest Income	(11.16)	.00	11.16	(70.24)	.00	70.24	.00
	Administrative/Business	76,721.10	10,533.00	(66,188.10)	193,693.38	74,026.00	(119,667.38)	126,821.00
	TOTAL EXPENSES	84,839.66	20,257.94	(64,581.72)	362,517.12	142,100.58	(220,416.54)	243,520.00
	Current Year Net Income/(loss)	(64,479.23)	35.39	(64,514.62)	(121,259.55)	(47.27)	(121,212.28)	.00