

SAWGRASS CONDOMINIUM ASSOC

Balance Sheet
As of 12/31/17

ASSETS

Mutual of Omaha Bank Operating	\$ 11,055.72	
Mutual of Omaha - Reserve Acct	64,894.87	
Mutual of Omaha - Working Cap	1,957.08	
Reserve - RBC Wealth Mgmt CDL	124,155.65	
RBC Change in Asset Value	101,167.17	
Accounts Receivable	11,514.00	
Petty Cash	400.00	
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TOTAL ASSETS		\$ 315,144.49
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 95,123.82	
Prepaid Assessments	17,599.81	
Suspense	3,666.69	
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Subtotal Current Liab.		\$ 116,390.32

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)	(309,097.05)	
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Subtotal Equity		\$ 137,544.61

TOTAL LIABILITIES & EQUITY		\$ 315,144.49
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SAWGRASS CONDOMINIUM ASSOC

Income/Expense Statement
Period: 12/01/17 to 12/31/17

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	241,920.00	241,920.00	.00	241,920.00
04100	Late Charge Income	150.00	125.00	25.00	1,475.00	1,500.00	(25.00)	1,500.00
04200	Irrigation Reimb SAPCCA	1,920.59	.00	1,920.59	1,920.59	.00	1,920.59	.00
04375	Move In Fee	500.00	.00	500.00	500.00	.00	500.00	.00
04400	Miscellaneous Income	10.00	.00	10.00	26,960.00	.00	26,960.00	.00
04450	Operating Interest Income	2.06	.00	2.06	21.91	.00	21.91	.00
04500	Reserve Income	.00	.00	.00	(6,600.00)	.00	(6,600.00)	.00
04600	Reserve Interest Income	.00	8.37	(8.37)	26.14	100.00	(73.86)	100.00
04750	Insurance Claim Income	.00	.00	.00	79,830.90	.00	79,830.90	.00
	Subtotal Income	22,742.65	20,293.37	2,449.28	346,054.54	243,520.00	102,534.54	243,520.00
EXPENSES								
Utilities Expense								
05000	Electric/Gas	916.79	816.63	(100.16)	10,418.04	9,800.00	(618.04)	9,800.00
05100	Water/Sewer	4,332.86	4,708.37	375.51	53,682.74	56,500.00	2,817.26	56,500.00
05200	Telephone	398.68	341.63	(57.05)	4,658.17	4,100.00	(558.17)	4,100.00
05400	Trash Removal	578.56	628.25	49.69	6,170.70	7,539.00	1,368.30	7,539.00
	Utilities Expense	6,226.89	6,494.88	267.99	74,929.65	77,939.00	3,009.35	77,939.00
Maintenance Expenses								
06000	Building Maint.	.00	416.63	416.63	21,298.35	5,000.00	(16,298.35)	5,000.00
06004	Building Repairs - Plumbing	.00	.00	.00	16,808.99	.00	(16,808.99)	.00
06100	Roof/Gutter Repairs	.00	375.00	375.00	89,831.00	4,500.00	(85,331.00)	4,500.00
06340	Fire Alarm Monitoring	.00	140.00	140.00	1,970.00	1,680.00	(290.00)	1,680.00
06350	Fire Alarm and Sprinkler Main	.00	258.37	258.37	2,344.00	3,100.00	756.00	3,100.00
06400	Pest Control	.00	41.63	41.63	150.00	500.00	350.00	500.00
06500	Landscape Contract	.00	666.63	666.63	795.00	8,000.00	7,205.00	8,000.00
06505	Grounds Maintenance	.00	541.63	541.63	2,568.00	6,500.00	3,932.00	6,500.00
06510	Fertilization/Weed/Insect	.00	.00	.00	320.00	.00	(320.00)	.00
06525	Irrigation Repairs	.00	.00	.00	209.00	.00	(209.00)	.00
06530	Misc. Grounds	.00	.00	.00	785.05	.00	(785.05)	.00
06535	Pet Waste Clean Up	248.99	.00	(248.99)	746.98	.00	(746.98)	.00
06550	Plants/Trees	.00	50.00	50.00	45.00	600.00	555.00	600.00
06700	Snow Removal	932.50	416.63	(515.87)	3,132.50	5,000.00	1,867.50	5,000.00
06750	Common Area Lighting	306.15	291.63	(14.52)	3,339.42	3,500.00	160.58	3,500.00
06900	Contingency	.00	31.63	31.63	.00	380.00	380.00	380.00
	Maintenance Expenses	1,487.64	3,229.78	1,742.14	144,343.29	38,760.00	(105,583.29)	38,760.00
Administrative/Business								

SAWGRASS CONDOMINIUM ASSOC

Income/Expense Statement
 Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
07000	Management	1,545.00	1,545.00	.00	18,540.00	18,540.00	.00	18,540.00
07100	Administration	1,123.84	250.00	(873.84)	4,248.78	3,000.00	(1,248.78)	3,000.00
07150	Plum Creek North Master	288.00	288.00	.00	3,456.00	3,456.00	.00	3,456.00
07200	Insurance	5,418.82	4,958.37	(460.45)	69,025.91	59,500.00	(9,525.91)	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	10.00	10.00	.00	10.00	50.00	40.00	50.00
07500	Legal	.00	41.63	41.63	517.00	500.00	(17.00)	500.00
07525	General Counsel	8,000.00	1,250.00	(6,750.00)	59,670.22	15,000.00	(44,670.22)	15,000.00
07600	Miscellaneous	69.28	.00	(69.28)	69.28	100.00	30.72	100.00
07808	CD Landscape Renovation	.00	.00	.00	218,259.21	.00	(218,259.21)	.00
07809	CD Concrete Repairs	.00	.00	.00	26,270.75	.00	(26,270.75)	.00
08000	Reserve Contributions	.00	2,200.00	2,200.00	(6,600.00)	26,400.00	33,000.00	26,400.00
08100	Reserve Interest Income	(10.41)	.00	10.41	(123.99)	.00	123.99	.00
	Administrative/Business	16,444.53	10,543.00	(5,901.53)	435,878.65	126,821.00	(309,057.65)	126,821.00
	TOTAL EXPENSES	24,159.06	20,267.66	(3,891.40)	655,151.59	243,520.00	(411,631.59)	243,520.00
	Current Year Net Income/(loss)	(1,416.41)	25.71	(1,442.12)	(309,097.05)	.00	(309,097.05)	.00