

SAWGRASS CONDOMINIUM ASSOC

Balance Sheet  
As of 02/28/18

ASSETS

Mutual of Omaha Bank Operating	\$ 3,086.90	
Mutual of Omaha - Reserve Acct	106,669.45	
Mutual of Omaha - Working Cap	1,957.56	
Reserve - RBC Wealth Mgmt CDL	89,168.30	
RBC Change in Asset Value	101,167.17	
Accounts Receivable	2,972.85	
Petty Cash	400.00	
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TOTAL ASSETS		\$ 305,422.23
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 57,650.14	
Prepaid Assessments	15,586.81	
Suspense	3,666.69	
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Subtotal Current Liab.		\$ 76,903.64

RESERVES:

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

EQUITY:

Retained Earnings - Operating	\$ 137,544.61	
Current Year Net Income/(Loss)	29,764.42	
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Subtotal Equity		\$ 167,309.03

TOTAL LIABILITIES & EQUITY		\$ 305,422.23
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# SAWGRASS CONDOMINIUM ASSOC

Income/Expense Statement  
Period: 02/01/18 to 02/28/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
04000	Assessment Income	20,640.00	20,160.00	480.00	41,280.00	40,320.00	960.00	241,920.00
04100	Late Charge Income	150.00	125.00	25.00	175.00	250.00	(75.00)	1,500.00
04400	Miscellaneous Income	.00	.00	.00	(9,584.00)	.00	(9,584.00)	.00
04450	Operating Interest Income	.00	.00	.00	1.70	.00	1.70	.00
04600	Reserve Interest Income	.70	8.33	(7.63)	.70	16.66	(15.96)	100.00
04800	Reimb Insurance Claim Deducti	.00	.00	.00	10,000.00	.00	10,000.00	.00
04850	Settlement Revenue	.00	.00	.00	31,750.00	.00	31,750.00	.00
	<b>Subtotal Income</b>	<b>20,790.70</b>	<b>20,293.33</b>	<b>497.37</b>	<b>73,623.40</b>	<b>40,586.66</b>	<b>33,036.74</b>	<b>243,520.00</b>
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000	Electric/Gas	.00	816.67	816.67	597.71	1,633.34	1,035.63	9,800.00
05100	Water/Sewer	4,332.50	4,708.33	375.83	8,629.23	9,416.66	787.43	56,500.00
05200	Telephone	399.49	341.67	(57.82)	798.85	683.34	(115.51)	4,100.00
05400	Trash Removal	557.00	628.25	71.25	1,262.56	1,256.50	(6.06)	7,539.00
	<b>Utilities Expense</b>	<b>5,288.99</b>	<b>6,494.92</b>	<b>1,205.93</b>	<b>11,288.35</b>	<b>12,989.84</b>	<b>1,701.49</b>	<b>77,939.00</b>
<b>Maintenance Expenses</b>								
06000	Building Maint.	63.19	416.67	353.48	169.19	833.34	664.15	5,000.00
06100	Roof/Gutter Repairs	401.94	375.00	(26.94)	401.94	750.00	348.06	4,500.00
06340	Fire Alarm Monitoring	.00	140.00	140.00	420.00	280.00	(140.00)	1,680.00
06350	Fire Alarm and Sprinkler Main	.00	258.33	258.33	.00	516.66	516.66	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	.00	541.67	541.67	.00	1,083.34	1,083.34	6,500.00
06535	Pet Waste Clean Up	289.00	.00	(289.00)	527.99	.00	(527.99)	.00
06550	Plants/Trees	.00	50.00	50.00	.00	100.00	100.00	600.00
06700	Snow Removal	875.00	416.67	(458.33)	2,300.50	833.34	(1,467.16)	5,000.00
06750	Common Area Lighting	817.49	291.67	(525.82)	1,084.71	583.34	(501.37)	3,500.00
06900	Contingency	.00	31.67	31.67	.00	63.34	63.34	380.00
	<b>Maintenance Expenses</b>	<b>2,446.62</b>	<b>3,230.02</b>	<b>783.40</b>	<b>4,904.33</b>	<b>6,460.04</b>	<b>1,555.71</b>	<b>38,760.00</b>
<b>Administrative/Business</b>								
07000	Management	1,591.34	1,545.00	(46.34)	3,182.68	3,090.00	(92.68)	18,540.00
07100	Administration	325.71	250.00	(75.71)	428.29	500.00	71.71	3,000.00
07150	Plum Creek North Master	288.00	288.00	.00	576.00	576.00	.00	3,456.00
07200	Insurance	5,430.74	4,958.33	(472.41)	5,430.74	9,916.66	4,485.92	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

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Income/Expense Statement  
 Period: 02/01/18 to 02/28/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07500	Legal - Collection	.00	41.67	41.67	.00	83.34	83.34	500.00
07525	General Counsel	154.76	1,250.00	1,095.24	15,787.13	2,500.00	(13,287.13)	15,000.00
07600	Miscellaneous	850.00	.00	(850.00)	850.00	.00	(850.00)	100.00
07808	CD Landscape Renovation	.00	.00	.00	1,449.17	.00	(1,449.17)	.00
08000	Reserve Contributions	.00	2,200.00	2,200.00	.00	4,400.00	4,400.00	26,400.00
08100	Reserve Interest Income	(27.36)	.00	27.36	(37.71)	.00	37.71	.00
	Administrative/Business	8,613.19	10,543.00	1,929.81	27,666.30	21,086.00	(6,580.30)	126,821.00
	<b>TOTAL EXPENSES</b>	<b>16,348.80</b>	<b>20,267.94</b>	<b>3,919.14</b>	<b>43,858.98</b>	<b>40,535.88</b>	<b>(3,323.10)</b>	<b>243,520.00</b>
	Current Year Net Income/(loss)	4,441.90	25.39	4,416.51	29,764.42	50.78	29,713.64	.00