

SAWGRASS CONDOMINIUM ASSOC

Balance Sheet
As of 03/31/18

ASSETS

Mutual of Omaha Bank Operating	\$ 7,934.34	
Mutual of Omaha - Reserve Acct	111,018.88	
Mutual of Omaha - Working Cap	1,957.81	
Reserve - RBC Wealth Mgmt CDL	89,168.30	
RBC Change in Asset Value	101,167.17	
Accounts Receivable	3,285.00	
Petty Cash	400.00	
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TOTAL ASSETS		\$ 314,931.50
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 63,818.49	
Prepaid Assessments	18,223.81	
Suspense	3,666.69	
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Subtotal Current Liab.		\$ 85,708.99

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)	30,468.34	
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Subtotal Equity		\$ 168,012.95

TOTAL LIABILITIES & EQUITY		\$ 314,931.50
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SAWGRASS CONDOMINIUM ASSOC

Income/Expense Statement
Period: 03/01/18 to 03/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	20,640.00	20,640.00	.00	61,920.00	61,920.00	.00	247,680.00
04020	Violation Income	.00	41.67	(41.67)	.00	125.01	(125.01)	500.00
04100	Late Charge Income	50.00	83.33	(33.33)	225.00	249.99	(24.99)	1,000.00
04375	Move In Fee	.00	416.67	(416.67)	.00	1,250.01	(1,250.01)	5,000.00
04400	Miscellaneous Income	714.95	.00	714.95	(8,869.05)	.00	(8,869.05)	.00
04450	Operating Interest Income	1.26	.00	1.26	2.96	.00	2.96	.00
04500	Reserve Income	(4,333.34)	(4,333.33)	(.01)	(13,000.02)	(12,999.99)	(.03)	(52,000.00)
04600	Reserve Interest Income	.00	.00	.00	.70	.00	.70	.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
	Subtotal Income	17,072.87	16,848.34	224.53	82,029.59	50,545.02	31,484.57	202,180.00
EXPENSES								
Utilities Expense								
05000	Electric	1,714.84	875.00	(839.84)	2,312.55	2,625.00	312.45	10,500.00
05100	Water/Sewer	4,338.06	4,708.33	370.27	12,967.29	14,124.99	1,157.70	56,500.00
05200	Telephone	397.91	403.92	6.01	1,196.76	1,211.76	15.00	4,847.00
05400	Trash Removal	678.00	625.00	(53.00)	1,940.56	1,875.00	(65.56)	7,500.00
	Utilities Expense	7,128.81	6,612.25	(516.56)	18,417.16	19,836.75	1,419.59	79,347.00
Maintenance Expenses								
06000	Building Maint.	640.00	875.00	235.00	809.19	2,625.00	1,815.81	10,500.00
06006	Building Repairs - Other	.00	.00	.00	35.37	.00	(35.37)	.00
06100	Roof/Gutter Repairs	749.00	375.00	(374.00)	1,623.38	1,125.00	(498.38)	4,500.00
06200	Plumbing Repairs	.00	227.08	227.08	.00	681.24	681.24	2,725.00
06340	Fire Alarm Monitoring	.00	120.00	120.00	420.00	360.00	(60.00)	1,440.00
06350	Fire Alarm and Sprinkler Main	.00	258.33	258.33	.00	774.99	774.99	3,100.00
06400	Pest Control	.00	41.67	41.67	.00	125.01	125.01	500.00
06500	Landscape Contract	.00	666.67	666.67	.00	2,000.01	2,000.01	8,000.00
06505	Grounds-Other	.00	300.00	300.00	.00	900.00	900.00	3,600.00
06535	Pet Waste Clean Up	289.00	.00	(289.00)	816.99	.00	(816.99)	.00
06550	Plants/Trees	.00	83.33	83.33	.00	249.99	249.99	1,000.00
06700	Snow Removal	484.00	416.67	(67.33)	2,784.50	1,250.01	(1,534.49)	5,000.00
06750	Common Area Lighting	(817.49)	291.67	1,109.16	428.64	875.01	446.37	3,500.00
06900	Contingency	.00	22.17	22.17	.00	66.51	66.51	266.00
	Maintenance Expenses	1,344.51	3,677.59	2,333.08	6,918.07	11,032.77	4,114.70	44,131.00
Administrative/Business								
07000	Management	1,591.34	1,591.33	(.01)	4,774.02	4,773.99	(.03)	19,096.00

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Income/Expense Statement
 Period: 03/01/18 to 03/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07100	Administration	250.06	250.00	(.06)	678.35	750.00	71.65	3,000.00
07150	Plum Creek North Master	288.00	288.00	.00	864.00	864.00	.00	3,456.00
07200	Insurance	.00	2,916.67	2,916.67	5,430.74	8,750.01	3,319.27	35,000.00
07300	Audit/Tax Return	280.00	208.33	(71.67)	280.00	624.99	344.99	2,500.00
07400	Bank Charges	.00	.00	.00	.00	20.00	20.00	50.00
07500	Legal - Collection	.00	41.67	41.67	.00	125.01	125.01	500.00
07525	General Counsel	.00	1,250.00	1,250.00	15,787.13	3,750.00	(12,037.13)	15,000.00
07600	Miscellaneous	500.00	.00	(500.00)	1,350.00	.00	(1,350.00)	100.00
07808	CD Landscape Renovation	.00	.00	.00	1,449.17	.00	(1,449.17)	.00
08000	Reserve Contributions	(4,333.34)	.00	4,333.34	(4,333.34)	.00	4,333.34	.00
08100	Reserve Interest Income	(16.34)	.00	16.34	(54.05)	.00	54.05	.00
	Administrative/Business	(1,440.28)	6,546.00	7,986.28	26,226.02	19,658.00	(6,568.02)	78,702.00
	TOTAL EXPENSES	7,033.04	16,835.84	9,802.80	51,561.25	50,527.52	(1,033.73)	202,180.00
	Current Year Net Income/(loss)	10,039.83	12.50	10,027.33	30,468.34	17.50	30,450.84	.00