

SAWGRASS CONDOMINIUM ASSOC

Balance Sheet  
As of 07/31/18

ASSETS

Mutual of Omaha Bank Operating	\$ 19,216.07	
Mutual of Omaha - Reserve Acct	137,105.08	
Mutual of Omaha - Working Cap	1,958.95	
Reserve - RBC Wealth Mgmt CDL	89,079.69	
RBC Change in Asset Value	101,167.17	
Accounts Receivable	3,372.00	
Petty Cash	400.00	
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TOTAL ASSETS		\$ 352,298.96
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 84,531.36	
Prepaid Assessments	16,458.81	
Suspense	3,666.69	
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Subtotal Current Liab.		\$ 104,656.86

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)	48,887.93	
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Subtotal Equity		\$ 186,432.54

TOTAL LIABILITIES & EQUITY		\$ 352,298.96
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**SAWGRASS CONDOMINIUM ASSOC**

Income/Expense Statement  
Period: 07/01/18 to 07/31/18

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME:</b>								
04000	Assessment Income	20,210.00	20,640.00	(430.00)	146,630.00	144,480.00	2,150.00	247,680.00
04020	Violation Income	.00	41.67	(41.67)	.00	291.69	(291.69)	500.00
04100	Late Charge Income	150.00	83.33	66.67	675.00	583.31	91.69	1,000.00
04300	Legal Income Passthrough	.00	.00	.00	582.00	.00	582.00	.00
04375	Move In Fee	300.00	416.67	(116.67)	2,400.00	2,916.69	(516.69)	5,000.00
04400	Miscellaneous Income	.00	.00	.00	(7,793.15)	.00	(7,793.15)	.00
04450	Operating Interest Income	1.13	.00	1.13	7.49	.00	7.49	.00
04500	Reserve Income	(4,333.34)	(4,333.33)	(.01)	(30,333.38)	(30,333.31)	(.07)	(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
	<b>Subtotal Income</b>	<b>16,327.79</b>	<b>16,848.34</b>	<b>(520.55)</b>	<b>153,918.66</b>	<b>117,938.38</b>	<b>35,980.28</b>	<b>202,180.00</b>
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000	Electric	795.05	875.00	79.95	5,452.00	6,125.00	673.00	10,500.00
05100	Water/Sewer	5,406.86	4,708.33	(698.53)	31,821.06	32,958.31	1,137.25	56,500.00
05200	Telephone	436.72	403.92	(32.80)	2,820.28	2,827.44	7.16	4,847.00
05400	Trash Removal	530.00	625.00	95.00	4,105.56	4,375.00	269.44	7,500.00
	<b>Utilities Expense</b>	<b>7,168.63</b>	<b>6,612.25</b>	<b>(556.38)</b>	<b>44,198.90</b>	<b>46,285.75</b>	<b>2,086.85</b>	<b>79,347.00</b>
<b>Maintenance Expenses</b>								
06000	Building Maint.	.00	875.00	875.00	2,951.60	6,125.00	3,173.40	10,500.00
06006	Building Repairs - Other	.00	.00	.00	35.37	.00	(35.37)	.00
06050	Garage Maintenance	806.00	.00	(806.00)	2,071.00	.00	(2,071.00)	.00
06100	Roof/Gutter Repairs	.00	375.00	375.00	2,081.44	2,625.00	543.56	4,500.00
06200	Plumbing Repairs	.00	227.08	227.08	.00	1,589.56	1,589.56	2,725.00
06340	Fire Alarm Monitoring	420.00	120.00	(300.00)	1,260.00	840.00	(420.00)	1,440.00
06350	Fire Alarm and Sprinkler Main	141.00	258.33	117.33	2,326.90	1,808.31	(518.59)	3,100.00
06400	Pest Control	770.00	41.67	(728.33)	980.00	291.69	(688.31)	500.00
06500	Landscape Contract	665.00	666.67	1.67	665.00	4,666.69	4,001.69	8,000.00
06505	Grounds-Other	.00	300.00	300.00	289.00	2,100.00	1,811.00	3,600.00
06525	Irrigation Repairs	.00	.00	.00	255.75	.00	(255.75)	.00
06530	Misc. Grounds	.00	.00	.00	630.44	.00	(630.44)	.00
06535	Pet Waste Clean Up	289.00	.00	(289.00)	1,394.99	.00	(1,394.99)	.00
06550	Plants/Trees	.00	83.33	83.33	.00	583.31	583.31	1,000.00
06700	Snow Removal	.00	416.67	416.67	2,784.50	2,916.69	132.19	5,000.00
06750	Common Area Lighting	98.69	291.67	192.98	1,788.66	2,041.69	253.03	3,500.00
06900	Contingency	.00	22.17	22.17	.00	155.19	155.19	266.00

**SAWGRASS CONDOMINIUM ASSOC**

Income/Expense Statement  
 Period: 07/01/18 to 07/31/18

Account	Description	Actual	Current Period			Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance		
	Maintenance Expenses	3,189.69	3,677.59	487.90	19,514.65	25,743.13	6,228.48	44,131.00	
Administrative/Business									
07000	Management	1,591.34	1,591.33	(.01)	11,139.38	11,139.31	(.07)	19,096.00	
07100	Administration	133.14	250.00	116.86	1,607.13	1,750.00	142.87	3,000.00	
07150	Plum Creek North Master	288.00	288.00	.00	2,016.00	2,016.00	.00	3,456.00	
07200	Insurance	2,709.41	2,916.67	207.26	16,262.38	20,416.69	4,154.31	35,000.00	
07300	Audit/Tax Return	.00	208.33	208.33	280.00	1,458.31	1,178.31	2,500.00	
07400	Bank Charges	.00	.00	.00	140.00	20.00	(120.00)	50.00	
07500	Legal - Collection	.00	41.67	41.67	(2,995.19)	291.69	3,286.88	500.00	
07525	General Counsel	.00	1,250.00	1,250.00	14,993.63	8,750.00	(6,243.63)	15,000.00	
07550	Reserve Study	.00	.00	.00	(1,120.00)	.00	1,120.00	.00	
07600	Miscellaneous	.00	.00	.00	2,065.00	.00	(2,065.00)	100.00	
07700	Reserve Expense	20,630.76	.00	(20,630.76)	20,630.76	.00	(20,630.76)	.00	
07808	CD Landscape Renovation	7,208.38	.00	(7,208.38)	8,657.55	.00	(8,657.55)	.00	
08000	Reserve Contributions	(4,333.34)	.00	4,333.34	(32,166.72)	.00	32,166.72	.00	
08100	Reserve Interest Income	(33.67)	.00	33.67	(192.74)	.00	192.74	.00	
	Administrative/Business	28,194.02	6,546.00	(21,648.02)	41,317.18	45,842.00	4,524.82	78,702.00	
	TOTAL EXPENSES	38,552.34	16,835.84	(21,716.50)	105,030.73	117,870.88	12,840.15	202,180.00	
	Current Year Net Income/(loss)	(22,224.55)	12.50	(22,237.05)	48,887.93	67.50	48,820.43	.00	
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