

SAWGRASS CONDOMINIUM ASSOC

Balance Sheet
As of 09/30/18

ASSETS

Mutual of Omaha Bank Operating	\$ (8,551.77)	
Mutual of Omaha - Reserve Acct	145,844.45	
Mutual of Omaha - Working Cap	1,962.11	
Reserve - RBC Wealth Mgmt CDL	29,643.22	
RBC Change in Asset Value	101,167.17	
Accounts Receivable	3,117.20	
Petty Cash	400.00	
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TOTAL ASSETS		\$ 273,582.38 =====

LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Accounts Payable	\$ 3,589.70	
Prepaid Assessments	15,150.06	
Suspense	3,666.69	
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Subtotal Current Liab.		\$ 22,406.45
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)	52,421.76	
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Subtotal Equity		\$ 189,966.37
TOTAL LIABILITIES & EQUITY		\$ 273,582.38 =====

SAWGRASS CONDOMINIUM ASSOC

Income/Expense Statement
Period: 09/01/18 to 09/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	20,210.00	20,640.00	(430.00)	187,050.00	185,760.00	1,290.00	247,680.00
04020	Violation income	.00	41.67	(41.67)	.00	375.03	(375.03)	500.00
04100	Late Charge Income	150.00	83.33	66.67	925.00	749.97	175.03	1,000.00
04300	Legal Income Passthrough	69.20	.00	69.20	1,026.20	.00	1,026.20	.00
04375	Move In Fee	300.00	416.67	(116.67)	3,000.00	3,750.03	(750.03)	5,000.00
04400	Miscellaneous Income	.00	.00	.00	(7,793.15)	.00	(7,793.15)	.00
04450	Operating Interest Income	.75	.00	.75	9.37	.00	9.37	.00
04500	Reserve Income	(4,333.34)	(4,333.33)	(.01)	(39,000.06)	(38,999.97)	(.09)	(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	16,396.61	16,848.34	(451.73)	186,968.06	151,635.06	35,333.00	202,180.00
EXPENSES								
Utilities Expense								
05000	Electric	706.35	875.00	168.65	6,889.62	7,875.00	985.38	10,500.00
05100	Water/Sewer	5,162.98	4,708.33	(454.65)	42,190.56	42,374.97	184.41	56,500.00
05150	Water Mitigation	.00	.00	.00	232.20	.00	(232.20)	.00
05200	Telephone	431.44	403.92	(27.52)	3,683.16	3,635.28	(47.88)	4,847.00
05400	Trash Removal	500.00	625.00	125.00	5,105.56	5,625.00	519.44	7,500.00
	Utilities Expense	6,800.77	6,612.25	(188.52)	58,101.10	59,510.25	1,409.15	79,347.00
Maintenance Expenses								
06000	Building Maint.	3,354.45	875.00	(2,479.45)	6,306.05	7,875.00	1,568.95	10,500.00
06002	Building Repairs - Roofing	.00	.00	.00	350.00	.00	(350.00)	.00
06006	Building Repairs - Other	.00	.00	.00	35.37	.00	(35.37)	.00
06050	Garage Maintenance	.00	.00	.00	2,071.00	.00	(2,071.00)	.00
06100	Roof/Gutter Repairs	.00	375.00	375.00	2,956.94	3,375.00	418.06	4,500.00
06200	Plumbing Repairs	.00	227.08	227.08	.00	2,043.72	2,043.72	2,725.00
06340	Fire Alarm Monitoring	.00	120.00	120.00	1,260.00	1,080.00	(180.00)	1,440.00
06350	Fire Alarm and Sprinkler Main	.00	258.33	258.33	2,326.90	2,324.97	(1.93)	3,100.00
06400	Pest Control	.00	41.67	41.67	980.00	375.03	(604.97)	500.00
06500	Landscape Contract	2,365.00	666.67	(1,698.33)	3,695.00	6,000.03	2,305.03	8,000.00
06505	Grounds-Other	289.00	300.00	11.00	578.00	2,700.00	2,122.00	3,600.00
06525	Irrigation Repairs	.00	.00	.00	255.75	.00	(255.75)	.00
06530	Misc. Grounds	250.00	.00	(250.00)	1,142.90	.00	(1,142.90)	.00
06535	Pet Waste Clean Up	.00	.00	.00	1,683.99	.00	(1,683.99)	.00
06550	Plants/Trees	1,770.66	83.33	(1,687.33)	1,770.66	749.97	(1,020.69)	1,000.00
06700	Snow Removal	.00	416.67	416.67	2,784.50	3,750.03	965.53	5,000.00
06750	Common Area Lighting	.00	291.67	291.67	1,984.30	2,625.03	640.73	3,500.00

SAWGRASS CONDOMINIUM ASSOC

Income/Expense Statement
 Period: 09/01/18 to 09/30/18

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
06900	Contingency	.00	22.17	22.17	.00	199.53	199.53	266.00
	Maintenance Expenses	8,029.11	3,677.59	(4,351.52)	30,181.36	33,098.31	2,916.95	44,131.00
Administrative/Business								
07000	Management	1,591.34	1,591.33	(.01)	14,322.06	14,321.97	(.09)	19,096.00
07100	Administration	161.76	250.00	88.24	2,105.35	2,250.00	144.65	3,000.00
07150	Plum Creek North Master	288.00	288.00	.00	2,592.00	2,592.00	.00	3,456.00
07200	Insurance	2,709.41	2,916.67	207.26	21,681.20	26,250.03	4,568.83	35,000.00
07300	Audit/Tax Return	.00	208.33	208.33	280.00	1,874.97	1,594.97	2,500.00
07400	Bank Charges	.00	.00	.00	140.00	20.00	(120.00)	50.00
07500	Legal - Collection	69.20	41.67	(27.53)	(2,550.99)	375.03	2,926.02	500.00
07525	General Counsel	.00	1,250.00	1,250.00	14,993.63	11,250.00	(3,743.63)	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	.00	.00	.00	20,630.76	.00	(20,630.76)	.00
07808	CD Landscape Renovation	.00	.00	.00	12,245.03	.00	(12,245.03)	.00
08000	Reserve Contributions	(4,333.34)	.00	4,333.34	(40,833.40)	.00	40,833.40	.00
08100	Reserve Interest Income	(40.89)	.00	40.89	(286.80)	.00	286.80	.00
	Administrative/Business	445.48	6,546.00	6,100.52	46,263.84	58,934.00	12,670.16	78,702.00
	TOTAL EXPENSES	15,275.36	16,835.84	1,560.48	134,546.30	151,542.56	16,996.26	202,180.00
	Current Year Net Income/(loss)	1,121.25	12.50	1,108.75	52,421.76	92.50	52,329.26	.00
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