

SAWGRASS CONDOMINIUM ASSOC

Balance Sheet
As of 10/31/17

ASSETS

Mutual of Omaha Bank Operating	\$ (1,578.47)	
Mutual of Omaha - Reserve Acct	64,876.95	
Mutual of Omaha - Working Cap	1,956.59	
Reserve - RBC Wealth Mgmt CDL	204,153.08	
RBC Change in Asset Value	101,167.17	
Accounts Receivable	10,765.00	
Petty Cash	400.00	
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TOTAL ASSETS		\$ 381,740.32
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LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Accounts Payable	\$ 69,295.06	
Prepaid Assessments	17,225.81	
Suspense	3,666.69	
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Subtotal Current Liab.		\$ 90,187.56
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)	(216,298.46)	
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Subtotal Equity		\$ 230,343.20
TOTAL LIABILITIES & EQUITY		\$ 381,740.32
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SAWGRASS CONDOMINIUM ASSOC

Income/Expense Statement
Period: 10/01/17 to 10/31/17

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	201,600.00	201,600.00	.00	241,920.00
04100	Late Charge Income	125.00	125.00	.00	1,225.00	1,250.00	(25.00)	1,500.00
04400	Miscellaneous Income	.00	.00	.00	26,684.00	.00	26,684.00	.00
04450	Operating Interest Income	2.66	.00	2.66	9.80	.00	9.80	.00
04500	Reserve Income	.00	.00	.00	(6,600.00)	.00	(6,600.00)	.00
04600	Reserve interest Income	.00	8.33	(8.33)	26.14	83.30	(57.16)	100.00
04750	Insurance Claim Income	.00	.00	.00	79,830.90	.00	79,830.90	.00
	Subtotal Income	20,287.66	20,293.33	(5.67)	302,775.84	202,933.30	99,842.54	243,520.00
EXPENSES								
Utilities Expense								
05000	Electric/Gas	1,643.49	816.67	(826.82)	9,503.94	8,166.70	(1,337.24)	9,800.00
05100	Water/Sewer	5,057.06	4,708.33	(348.73)	44,738.50	47,083.30	2,344.80	56,500.00
05200	Telephone	398.68	341.67	(57.01)	3,860.89	3,416.70	(444.19)	4,100.00
05400	Trash Removal	.00	628.25	628.25	4,183.14	6,282.50	2,099.36	7,539.00
	Utilities Expense	7,099.23	6,494.92	(604.31)	62,286.47	64,949.20	2,662.73	77,939.00
Maintenance Expenses								
06000	Building Maint.	660.00	416.67	(243.33)	11,458.35	4,166.70	(7,291.65)	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	3,750.00	(86,081.00)	4,500.00
06340	Fire Alarm Monitoring	420.00	140.00	(280.00)	1,970.00	1,400.00	(570.00)	1,680.00
06350	Fire Alarm and Sprinkler Main	.00	258.33	258.33	2,344.00	2,583.30	239.30	3,100.00
06400	Pest Control	150.00	41.67	(108.33)	150.00	416.70	266.70	500.00
06500	Landscape Contract	.00	666.67	666.67	795.00	6,666.70	5,871.70	8,000.00
06505	Grounds Maintenance	.00	541.67	541.67	2,568.00	5,416.70	2,848.70	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
06550	Plants/Trees	.00	50.00	50.00	45.00	500.00	455.00	600.00
06700	Snow Removal	.00	416.67	416.67	2,200.00	4,166.70	1,966.70	5,000.00
06750	Common Area Lighting	.00	291.67	291.67	1,911.84	2,916.70	1,004.86	3,500.00
06900	Contingency	.00	31.67	31.67	.00	316.70	316.70	380.00
	Maintenance Expenses	1,230.00	3,230.02	2,000.02	130,611.18	32,300.20	(98,310.98)	38,760.00
Administrative/Business								
07000	Management	1,545.00	1,545.00	.00	15,450.00	15,450.00	.00	18,540.00
07100	Administration	292.22	250.00	(42.22)	2,883.84	2,500.00	(383.84)	3,000.00
07150	Plum Creek North Master	288.00	288.00	.00	2,880.00	2,880.00	.00	3,456.00
07200	Insurance	5,191.57	4,958.33	(233.24)	53,539.70	49,583.30	(3,956.40)	59,500.00

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Income/Expense Statement
 Period: 10/01/17 to 10/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
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	.00	10.00	10.00	.00	30.00	30.00	50.00
07500	Legal	.00	41.67	41.67	.00	416.70	416.70	500.00
07525	General Counsel	9,833.00	1,250.00	(8,583.00)	51,670.22	12,500.00	(39,170.22)	15,000.00
07600	Miscellaneous	.00	.00	.00	.00	.00	.00	100.00
07808	CD Landscape Renovation	5,897.32	.00	(5,897.32)	137,658.47	.00	(137,658.47)	.00
07809	CD Concrete Repairs	26,270.75	.00	(26,270.75)	26,270.75	.00	(26,270.75)	.00
08000	Reserve Contributions	.00	2,200.00	2,200.00	(6,600.00)	22,000.00	28,600.00	26,400.00
08100	Reserve Interest Income	(22.25)	.00	22.25	(111.82)	.00	111.82	.00
	Administrative/Business	49,295.61	10,543.00	(38,752.61)	326,176.65	105,635.00	(220,541.65)	126,821.00
	TOTAL EXPENSES	57,624.84	20,267.94	(37,356.90)	519,074.30	202,884.40	(316,189.90)	243,520.00
	Current Year Net Income/(loss)	(37,337.18)	25.39	(37,362.57)	(216,298.46)	48.90	(216,347.36)	.00
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