

B A L A N C E S H E E T

PERIOD- 1, AS OF- JAN. 31, 2018

ASSETS

PETTY CASH	50.00
OPER-CENTER STATE BANK	352,142.60
OPER-MM CSB .45% #9119	78,446.18
RESV-MM CSB .45% #1918	24,180.61
RESV-SEASIDE M/M	92,198.82
RESV-SC CD 2/07/22 .25%	104,530.23
RESV-MM CSB .45% #1706	201,170.64
RESV-MM FCB .05% #6379	204,160.31
RECEIVABLES-OWNERS	8,081.59
ALLOWANCE FOR BAD DEBT	(278.30)
PREPAID INSURANCE	215,605.35
DEPOSITS-UTILITY	25.00
TOTAL ASSETS-	1,280,313.03

LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE	10,131.59
PREPAID MAINTENANCE FEES	38,964.76
UNEARNED MAINTENANCE FEES	141,168.00
COMCAST DEFERRED REBATE	20,906.84
POOL KEY DEPOSITS	10,322.25
TOTAL LIABILITIES-	221,493.44

B A L A N C E S H E E T

PERIOD- 1, AS OF- JAN. 31, 2018

RESERVES	

POOLED RESERVE	72,936.74
FUNDING-POOLED	4,500.00
DISBURSEMENT-BUILDING	(2,400.00)
INTEREST	221.21
 TOTAL POOLED RESERVE	 75,257.95
 RESERVE-ROOF	 559,864.33
FUNDING-ROOF	2,808.33
DISBURSEMENT-ROOF	(11,690.00)
 TOTAL ROOF RESERVE	 550,982.66
 TOTAL RESERVES-	 626,240.61
 BEGINNING SURPLUS	 430,184.07
SURPLUS/(DEFICIT) CURRENT	2,394.91
 LIABILITIES & EQUITY	 1,280,313.03

THIS STATEMENT WAS PREPARED WITHOUT AUDIT AND
IS INTENDED FOR THE USE OF MANAGEMENT ONLY.
RUN DATE- 2/16/18

OPERATING STATEMENT

FOR MONTH OF JAN. AND YEAR TO DATE - 1 - MONTHS ENDING JAN. 31, 2018

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH -----I BUDGET	ACTUAL	I----- YEAR TO DATE -----I BUDGET	ACTUAL	VARIANCE	PCT
REVENUE								
401	MAINTENANCE FEES	847,319.00	70,609.92	70,584.00	70,609.92	70,584.00	(25.92)	0 %
402	COMCAST REBATE	3,919.00	326.58	326.58	326.58	326.58	.00	0 %
430	INTEREST	.00	.00	29.97	.00	29.97	29.97	0 %
432	INTEREST/LATE FEES OWNERS	.00	.00	278.26	.00	278.26	278.26	0 %
445	OTHER INCOME	.00	.00	44.00	.00	44.00	44.00	0 %
450	APPLICATION FEES	2,700.00	225.00	900.00	225.00	900.00	675.00	300 %
	TOTAL REVENUE	853,938.00	71,161.50	72,162.81	71,161.50	72,162.81	1,001.31	1 %
EXPENSES								
ADMINISTRATIVE EXPENSE								
501	MANAGEMENT	44,249.00	3,687.42	3,687.42	3,687.42	3,687.42	.00	0 %
502	ACCOUNTING	3,400.00	283.33	.00	283.33	.00	(283.33)	(100) %
503	ADDITIONAL MANAGER HOURS	2,870.00	239.17	.00	239.17	.00	(239.17)	(100) %
505	LEGAL & PROFESSIONAL	4,000.00	333.33	.00	333.33	.00	(333.33)	(100) %
510	INSURANCE - COMMON AREA	200,892.00	16,741.00	15,770.15	16,741.00	15,770.15	(970.85)	(6) %
511	INSURANCE - FLOOD	46,000.00	3,833.33	3,830.33	3,833.33	3,830.33	(3.00)	0 %
520	OFFICE SUPPLIES	5,000.00	416.67	266.10	416.67	266.10	(150.57)	(36) %
524	BACKGROUND INVESTIGATION	900.00	75.00	360.00	75.00	360.00	285.00	380 %
533	FEES TO THE STATE	846.00	70.50	784.00	70.50	784.00	713.50	1,012 %
	TOTAL ADMINISTRATIVE	308,157.00	25,679.75	24,698.00	25,679.75	24,698.00	(981.75)	(4) %
UTILITIES								
551	ELECTRIC	20,000.00	1,666.67	2,014.10	1,666.67	2,014.10	347.43	21 %
552	WATER & SEWER	65,000.00	5,416.67	5,678.87	5,416.67	5,678.87	262.20	5 %
555	TRASH	23,000.00	1,916.67	1,927.30	1,916.67	1,927.30	10.63	1 %
571	TELEPHONE	3,500.00	291.67	179.00	291.67	179.00	(112.67)	(39) %
573	CABLE CONSULTANT	4,500.00	375.00	426.62	375.00	426.62	51.62	14 %
574	CABLE TV	96,023.00	8,001.92	7,883.04	8,001.92	7,883.04	(118.88)	(1) %
	TOTAL UTILITIES	212,023.00	17,668.60	18,108.93	17,668.60	18,108.93	440.33	2 %

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G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH -----I BUDGET	ACTUAL	I----- YEAR TO DATE -----I BUDGET	ACTUAL	VARIANCE	PCT
BUILDING & EQUIPMENT								
575	BUILDING REPAIR/MAINT	34,000.00	2,833.33	2,914.30	2,833.33	2,914.30	80.97	3 %
576	MAINTENANCE SALARIES	50,772.00	4,231.00	3,776.63	4,231.00	3,776.63	(454.37)	(11) %
577	BUILDING MATERIALS	5,000.00	416.67	566.09	416.67	566.09	149.42	36 %
578	BUILDING CLEANING	20,000.00	1,666.67	1,200.00	1,666.67	1,200.00	(466.67)	(28) %
579	CLEANING SUPPLIES	1,000.00	83.33	.00	83.33	.00	(83.33)	(100) %
581	GATE REPAIRS/MAINTENANCE	5,000.00	416.67	.00	416.67	.00	(416.67)	(100) %
582	FIRE SUPPRESSION	9,000.00	750.00	181.33	750.00	181.33	(568.67)	(76) %
584	GOLF CART REPAIR/MAINT	500.00	41.67	10.00	41.67	10.00	(31.67)	(76) %
	TOTAL BUILDING & EQUIP.	125,272.00	10,439.34	8,648.35	10,439.34	8,648.35	(1,790.99)	(17) %
GROUNDS								
625	LAWN MAINTENANCE	44,800.00	3,733.33	3,417.00	3,733.33	3,417.00	(316.33)	(8) %
627	FERTILIZING	13,200.00	1,100.00	1,084.25	1,100.00	1,084.25	(15.75)	(1) %
629	FLOWERS-POOL	500.00	41.67	14.63	41.67	14.63	(27.04)	(65) %
630	SHRUB & TREE REPL/MAINT	5,000.00	416.67	1,820.00	416.67	1,820.00	1,403.33	337 %
631	IRRIGATION MAINT/REPAIR	10,000.00	833.33	1,837.78	833.33	1,837.78	1,004.45	121 %
633	TREE TRIMMING	5,000.00	416.67	.00	416.67	.00	(416.67)	(100) %
634	MANGROVE TRIMMING	1,500.00	125.00	.00	125.00	.00	(125.00)	(100) %
640	OUTDOOR LIGHTING	4,300.00	358.33	.00	358.33	.00	(358.33)	(100) %
641	LAKE MAINTENANCE	1,910.00	159.17	159.00	159.17	159.00	(.17)	0 %
648	STOCK LAKE (FISH)	500.00	41.67	.00	41.67	.00	(41.67)	(100) %
	TOTAL GROUNDS	86,710.00	7,225.84	8,332.66	7,225.84	8,332.66	1,106.82	15 %
POOL & RECREATION								
650	POOL & SPA REPAIR/MAINT	10,000.00	833.33	1,565.00	833.33	1,565.00	731.67	88 %
651	RECREATION REPAIR/MAINT	2,000.00	166.67	.00	166.67	.00	(166.67)	(100) %
652	POOL DECK FURNITURE	800.00	66.67	.00	66.67	.00	(66.67)	(100) %
653	HEALTH INSPECTION FEE	476.00	39.67	.00	39.67	.00	(39.67)	(100) %
654	POOL DECK SEALING	800.00	66.67	.00	66.67	.00	(66.67)	(100) %
	TOTAL POOL & RECREATION	14,076.00	1,173.01	1,565.00	1,173.01	1,565.00	391.99	33 %
MISCELLANEOUS/CONTINGENCY								
702	SPECIAL PROJECTS	20,000.00	1,666.67	1,106.63	1,666.67	1,106.63	(560.04)	(34) %
	TOTAL MISC/CONTINGENCY	20,000.00	1,666.67	1,106.63	1,666.67	1,106.63	(560.04)	(34) %
	TOTAL OPERATING EXP.	766,238.00	63,853.21	62,459.57	63,853.21	62,459.57	(1,393.64)	(2) %

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	RESERVE TRANSFERS							
732	FUNDING	54,000.00	4,500.00	4,500.00	4,500.00	4,500.00	.00	0 %
743	ROOF	33,700.00	2,808.33	2,808.33	2,808.33	2,808.33	.00	0 %
	TOTAL RESERVE TRANSFERS	87,700.00	7,308.33	7,308.33	7,308.33	7,308.33	.00	0 %
	TOTAL OPER EXP/RESV.	853,938.00	71,161.54	69,767.90	71,161.54	69,767.90	(1,393.64)	(2) %
	NET OPERATING MARGIN	.00	(.04)	2,394.91	(.04)	2,394.91	2,394.95	(7.375) %

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