

**PELICAN LANDING CONDO ASSOCIATION  
OF CHARLOTTE COUNTY, INC.  
FINANCIAL REPORTS  
November 30, 2016**

**Prepared By: Sunstate Association Management Group, Inc.**

12/22/16

**Pelican Landing Condominium of Charlotte Co.**  
**Statement of Assets, Liabilities, & Fund Balance**  
**As of November 30, 2016**

	Nov 30, 16
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Stonegate Operating 8221	39,202.44
Stonegate Now 3629	18,992.52
BB&T MM 9596	201,501.20
Stonegate MM 4974	152,843.82
Stonegate CD 4112	40,041.79
Wells Fargo MM 5007	200,250.56
<b>Total Checking/Savings</b>	652,832.33
<b>Accounts Receivable</b>	
Accounts Receivable	
Assessments	6,800.00
<b>Total Accounts Receivable</b>	6,800.00
<b>Total Accounts Receivable</b>	6,800.00
<b>Other Current Assets</b>	
<b>Prepaid Assets</b>	
1305 · Atlas Package PAC 4/29/17	47,022.58
1310 · Grt American Pkg 10/15-16	7,329.21
1316 · Grt American Umb Ins 9/16	524.60
1320 · Amer Bnkr Fld Ins-A 7/17	8,920.00
1321 · Amer Bnkr Fld Ins-B 7/17	10,235.32
1322 · Amer Bnkr Fld Ins-C 9/17	11,150.00
1323 · Amer Bnkr Fld Ins-D 7/17	1,741.32
1324 · Amer Bnkr Fld Ins-E 7/17	1,972.00
1325 · Amer Bnkr Fld Ins-F 7/17	1,972.00
1326 · Amer Bnkr Fld Ins-Clbhs 7/17	1,457.32
1340 · Zenith WC 4/16-4/17	680.43
1351 · Massey Qtrly Pest Cntl	336.00
1354 · Oracle Elevator 10/17	6,377.61
<b>Total Prepaid Assets</b>	99,718.39
<b>Total Other Current Assets</b>	99,718.39
<b>Total Current Assets</b>	759,350.72
<b>TOTAL ASSETS</b>	<b>759,350.72</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	28,906.26
<b>Total Accounts Payable</b>	28,906.26
<b>Other Current Liabilities</b>	
Deferred Quarterly Assessment	47,600.00
<b>Payroll Liabilities</b>	
Federal Taxes (941/944)	535.76
Federal Unemployment (940)	39.62
FL Unemployment Tax	2.38
<b>Total Payroll Liabilities</b>	577.76
<b>Total Other Current Liabilities</b>	48,177.76
<b>Total Current Liabilities</b>	77,084.02
<b>Total Liabilities</b>	77,084.02

12/22/16

**Pelican Landing Condominium of Charlotte Co.**  
**Statement of Assets, Liabilities, & Fund Balance**  
**As of November 30, 2016**

	<u>Nov 30, 16</u>
<b>Equity</b>	
<b>Restricted Equity - Reserves</b>	
2210 · Reserves - Roofs	153,326.41
2220 · Reserves - Tennis Court	8,494.75
2230 · Reserves - Paint	94,327.40
2255 · Reserves - Paving	29,743.00
2260 · Reserves - Elevator	89,957.01
2290 · Reserves - Pool & Spa	26,206.79
2291 · Reserves - Deck/Dock/Seawall	28,142.50
2299 · Reserves - Buildings	244,885.18
2600 · Interest	1,577.00
<b>Total Restricted Equity - Reserves</b>	<u>676,660.04</u>
<b>Net Income</b>	5,606.66
<b>Total Equity</b>	<u>682,266.70</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>759,350.72</u></u>

**Pelican Landing Condominium of Charlotte Co.**  
**Statement of Revenue & Expense - Actual vs Budget**  
**November 2016**

	Nov 16	Budget	\$ Over Budget	Jan - Nov 16	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Assessments-Operating	29,583.33	29,583.33	0.00	325,416.67	325,416.67	0.00	355,000.00
Assessments-Reserves	18,016.67	18,016.67	0.00	198,183.33	198,183.33	0.00	216,200.00
Interest-Operating	11.95			305.74			
Interest-Reserves	149.14			1,577.00			
<b>Total Income</b>	<u>47,761.09</u>	<u>47,600.00</u>	<u>161.09</u>	<u>525,482.74</u>	<u>523,600.00</u>	<u>1,882.74</u>	<u>571,200.00</u>
<b>Total Income</b>	<u>47,761.09</u>	<u>47,600.00</u>	<u>161.09</u>	<u>525,482.74</u>	<u>523,600.00</u>	<u>1,882.74</u>	<u>571,200.00</u>
<b>Gross Profit</b>	<u>47,761.09</u>	<u>47,600.00</u>	<u>161.09</u>	<u>525,482.74</u>	<u>523,600.00</u>	<u>1,882.74</u>	<u>571,200.00</u>
<b>Expense</b>							
<b>2016 Expenses</b>							
Accounting	360.00	583.33	-223.33	7,924.00	6,416.67	1,507.33	7,000.00
Building Maintenance	440.06	1,083.33	-643.27	10,002.87	11,916.67	-1,913.80	13,000.00
Condominium Fee	0.00	0.00	0.00	0.00	0.00	0.00	336.00
Contingency	0.00	355.33	-355.33	0.00	3,908.67	-3,908.67	4,264.00
Dues, Licenses, Permits	0.00	150.00	-150.00	1,296.25	1,650.00	-353.75	1,800.00
Electric	1,159.21	1,250.00	-90.79	12,343.20	13,750.00	-1,406.80	15,000.00
Elevator Contract & Maintenance	579.78	1,250.00	-670.22	15,053.42	13,750.00	1,303.42	15,000.00
Fire Alarm Maintenance	575.67	166.67	409.00	1,405.99	1,833.33	-427.34	2,000.00
Insurance - Flood	4,402.26	3,916.67	485.59	44,829.09	43,083.33	1,745.76	47,000.00
Insurance - Gen/Wind/Umbr/WC	9,540.59	3,833.33	5,707.26	81,805.38	42,166.67	39,638.71	46,000.00
Insurance - Wind	0.00	5,666.67	-5,666.67	22,532.75	62,333.33	-39,800.58	68,000.00
Landscape - Contract	950.00	1,000.00	-50.00	10,475.00	11,000.00	-525.00	12,000.00
Landscape - Other	300.00	416.67	-116.67	3,884.78	4,583.33	-698.55	5,000.00
Landscape - Palm/Mangrove	0.00	341.67	-341.67	3,896.00	3,758.33	137.67	4,100.00
Legal	0.00	208.33	-208.33	3,335.64	2,291.67	1,043.97	2,500.00
Management Fees	1,200.00	1,000.00	200.00	11,062.50	11,000.00	62.50	12,000.00
Office Expenses	397.16	208.33	188.83	2,927.36	2,291.67	635.69	2,500.00
Payroll - Taxes	181.76	166.67	15.09	2,205.61	1,833.33	372.28	2,000.00
Payroll - Wages	2,376.00	2,333.33	42.67	25,812.00	25,666.67	145.33	28,000.00
Pest Control	336.00	433.33	-97.33	4,586.00	4,766.67	-180.67	5,200.00
Pool Maintenance	0.00	200.00	-200.00	2,847.90	2,200.00	647.90	2,400.00
Pool/Spa Contract	325.00	325.00	0.00	3,575.00	3,575.00	0.00	3,900.00
Telephone	0.00	416.67	-416.67	3,909.78	4,583.33	-673.55	5,000.00
Water/Sewer	3,780.01	4,250.00	-469.99	44,405.26	46,750.00	-2,344.74	51,000.00
Transfer to Reserves	18,165.81	18,016.67	149.14	199,760.30	198,183.33	1,576.97	216,200.00
<b>Total 2016 Expenses</b>	<u>45,069.31</u>	<u>47,572.00</u>	<u>-2,502.69</u>	<u>519,876.08</u>	<u>523,292.00</u>	<u>-3,415.92</u>	<u>571,200.00</u>
<b>Total Expense</b>	<u>45,069.31</u>	<u>47,572.00</u>	<u>-2,502.69</u>	<u>519,876.08</u>	<u>523,292.00</u>	<u>-3,415.92</u>	<u>571,200.00</u>
<b>Net Ordinary Income</b>	<u>2,691.78</u>	<u>28.00</u>	<u>2,663.78</u>	<u>5,606.66</u>	<u>308.00</u>	<u>5,298.66</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>2,691.78</u></u>	<u><u>28.00</u></u>	<u><u>2,663.78</u></u>	<u><u>5,606.66</u></u>	<u><u>308.00</u></u>	<u><u>5,298.66</u></u>	<u><u>0.00</u></u>