

**PELICAN LANDING CONDO ASSOCIATION
OF CHARLOTTE COUNTY, INC.
FINANCIAL REPORTS - Revised
January 31, 2017**

Prepared By: Sunstate Association Management Group, Inc.

04/06/17

Pelican Landing Condominium of Charlotte Co.
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2017

	Jan 31, 17
ASSETS	
Current Assets	
Checking/Savings	
Stonegate Operating 8221	90,003.22
Stonegate Now 3629	18,995.74
BB&T MM 9596	201,620.86
Stonegate MM 4974	68,798.11
Stonegate CD 4112	40,061.87
Wells Fargo MM 5007	200,284.58
Total Checking/Savings	619,764.38
Accounts Receivable	
Accounts Receivable Assessments	127.83
Total Accounts Receivable	127.83
Total Accounts Receivable	127.83
Other Current Assets	
Prepaid Assets	
1305 · Atlas Package PAC 4/29/17	28,213.56
1310 · Grt American Pkg 10/15-16	7,329.21
1316 · Grt American Umb Ins 9/16	524.60
1320 · Amer Bnkrs Fid Ins-A 7/17	6,690.00
1321 · Amer Bnkrs Fid Ins-B 7/17	7,676.48
1322 · Amer Bnkrs Fid Ins-C 9/17	8,920.00
1323 · Amer Bnkrs Fid Ins-D 7/17	1,305.98
1324 · Amer Bnkrs Fid Ins-E 7/17	1,479.00
1325 · Amer Bnkrs Fid Ins-F 7/17	1,479.00
1326 · Amer Bnkrs Fid Ins-CIbhs 7/17	1,092.98
1340 · Zenith WC 4/16-4/17	408.27
1351 · Massey Qtrly Pest Cntl	672.00
1354 · Oracle Elevator 10/17	5,218.05
Total Prepaid Assets	71,009.13
Undeposited Funds	1,725.00
Total Other Current Assets	72,734.13
Total Current Assets	692,626.34
TOTAL ASSETS	692,626.34
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	16,563.98
Total Accounts Payable	16,563.98
Other Current Liabilities	
Deferred Quarterly Assessment	95,200.00
Payroll Liabilities	
Federal Taxes (941/944)	536.96
Federal Unemployment (940)	11.88
FL Unemployment Tax	66.53
Total Payroll Liabilities	615.37
Total Other Current Liabilities	95,815.37
Total Current Liabilities	112,379.35
Total Liabilities	112,379.35

04/06/17

Pelican Landing Condominium of Charlotte Co.
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2017

	<u>Jan 31, 17</u>
Equity	
Restricted Equity - Reserves	
2210 · Reserves - Roofs	156,749.36
2220 · Reserves - Tennis Court	8,603.99
2230 · Reserves - Paint	48,622.20
2255 · Reserves - Paving	30,045.28
2260 · Reserves - Elevator	92,999.34
2290 · Reserves - Pool & Spa	26,393.52
2291 · Reserves - Deck/Dock/Seawall	36,226.10
2299 · Reserves - Buildings	172,843.15
2600 · Interest	115.98
Total Restricted Equity - Reserves	<u>572,598.92</u>
Unrestricted Net Assets	6,162.44
Net Income	1,485.63
Total Equity	<u>580,246.99</u>
TOTAL LIABILITIES & EQUITY	<u><u>692,626.34</u></u>

03/20/17

Pelican Landing Condominium of Charlotte Co.
Statement of Revenue & Expense - Actual vs Budget
January 2017

	Jan 17	Budget	\$ Over Budget	Jan 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
Assessments-Operating	30,500.00	30,500.00	0.00	30,500.00	30,500.00	0.00	366,000.00
Assessments-Reserves	17,100.00	17,100.00	0.00	17,100.00	17,100.00	0.00	205,200.00
Late charges	152.83			152.83			
Interest-Operating	28.01			28.01			
Interest-Reserves	115.98			115.98			
Total Income	47,896.82	47,600.00	296.82	47,896.82	47,600.00	296.82	571,200.00
Total Income	47,896.82	47,600.00	296.82	47,896.82	47,600.00	296.82	571,200.00
Gross Profit	47,896.82	47,600.00	296.82	47,896.82	47,600.00	296.82	571,200.00
Expense							
Expenses							
Accounting	0.00	333.34	-333.34	0.00	333.34	-333.34	4,000.00
Building Maintenance	441.05	1,083.34	-642.29	441.05	1,083.34	-642.29	13,000.00
Condominium Fee	0.00	0.00	0.00	0.00	0.00	0.00	336.00
Contingency	0.00	388.66	-388.66	0.00	388.66	-388.66	4,664.00
Dues, Licenses, Permits	61.25	150.00	-88.75	61.25	150.00	-88.75	1,800.00
Electric	1,439.43	1,250.00	189.43	1,439.43	1,250.00	189.43	15,000.00
Elevator Contract & Maintenance	1,303.68	1,312.50	-8.82	1,303.68	1,312.50	-8.82	15,750.00
Fire Alarm Maintenance	0.00	166.66	-166.66	0.00	166.66	-166.66	2,000.00
Insurance - Flood	4,402.26	4,416.66	-14.40	4,402.26	4,416.66	-14.40	53,000.00
Insurance - Gen/Wind/Umb/WC	9,540.59	9,708.34	-167.75	9,540.59	9,708.34	-167.75	116,500.00
Landscape - Contract	1,000.00	1,000.00	0.00	1,000.00	1,000.00	0.00	12,000.00
Landscape - Other	0.00	416.66	-416.66	0.00	416.66	-416.66	5,000.00
Landscape - Palm/Mangrove	900.00	350.00	550.00	900.00	350.00	550.00	4,200.00
Legal	2.51	0.00	2.51	2.51	0.00	2.51	0.00
Management Fees	1,200.00	1,350.00	-150.00	1,200.00	1,350.00	-150.00	16,200.00
Office Expenses	254.13	208.34	45.79	254.13	208.34	45.79	2,500.00
Payroll - Taxes	260.17	208.34	51.83	260.17	208.34	51.83	2,500.00
Payroll - Wages	2,376.00	2,354.16	21.84	2,376.00	2,354.16	21.84	28,250.00
Pest Control	336.00	416.66	-80.66	336.00	416.66	-80.66	5,000.00
Pool Maintenance	0.00	200.00	-200.00	0.00	200.00	-200.00	2,400.00
Pool/Spa Contract	325.00	325.00	0.00	325.00	325.00	0.00	3,900.00
Telephone	1,276.04	375.00	901.04	1,276.04	375.00	901.04	4,500.00
Water/Sewer	4,077.10	4,250.00	-172.90	4,077.10	4,250.00	-172.90	51,000.00
Transfer to Reserves	17,215.98	17,100.00	115.98	17,215.98	17,100.00	115.98	205,200.00
Total Expenses	46,411.19	47,363.66	-952.47	46,411.19	47,363.66	-952.47	568,700.00
Total Expense	46,411.19	47,363.66	-952.47	46,411.19	47,363.66	-952.47	568,700.00
Net Ordinary Income	1,485.63	236.34	1,249.29	1,485.63	236.34	1,249.29	2,500.00
Net Income	1,485.63	236.34	1,249.29	1,485.63	236.34	1,249.29	2,500.00