

**PELICAN LANDING CONDO ASSOCIATION  
OF CHARLOTTE COUNTY, INC.  
FINANCIAL REPORTS  
June 30, 2018**

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE - BUDGET COMPARISON

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

**Pelican Landing Condominium of Charlotte Co.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of June 30, 2018

	Jun 30, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Centennial Operating 8221	76,610.67
Centennial Now 3629	19,007.55
BB&T MM 9596	145,855.93
Centennial MM 4974	67,239.42
Centennial CD 4112	40,318.89
Wells Fargo MM 5007	200,567.37
<b>Total Checking/Savings</b>	549,599.83
<b>Accounts Receivable</b>	
Accounts Receivable	(77,348.37)
<b>Total Accounts Receivable</b>	(77,348.37)
<b>Other Current Assets</b>	
<b>Prepaid Assets</b>	
<b>Prepaid Expenses</b>	
1351 · Massey Qtrly Pest Cntl	1,008.00
1352 · Kings III Phone Service	883.37
1355 · Oracle Elevator 10/18	2,411.93
<b>Total Prepaid Expenses</b>	4,303.30
<b>Prepaid Insurance</b>	
1307 · Atlas Package PAC 4/29/19	104,466.30
1320 · Amer Bnkr Fld Ins-A 7/18	1,271.59
1321 · Amer Bnkr Fld Ins-B 7/18	1,462.34
1322 · Amer Bnkr Fld Ins-C 9/17	3,814.78
1323 · Amer Bnkr Fld Ins-D 7/18	223.38
1324 · Amer Bnkr Fld Ins-E 7/18	252.87
1325 · Amer Bnkr Fld Ins-F 7/18	252.87
1326 · Amer Bnkr Fld Ins-Clbhs 7/18	220.09
1342 · Zenith WC 4/18-4/19	1,318.34
<b>Total Prepaid Insurance</b>	113,282.56
<b>Total Prepaid Assets</b>	117,585.86
<b>Total Other Current Assets</b>	117,585.86
<b>Total Current Assets</b>	589,837.32
<b>TOTAL ASSETS</b>	<b>589,837.32</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	96,726.67
Other Current Liabilities	
Payroll Liabilities	613.26
<b>Total Other Current Liabilities</b>	613.26
<b>Total Current Liabilities</b>	97,339.93
<b>Total Liabilities</b>	97,339.93
<b>Equity</b>	
<b>Restricted Equity - Reserves</b>	
2210 · Reserves - Roofs	203,499.22
2220 · Reserves - Tennis Court	8,779.50
2230 · Reserves - Paint	8,356.45
2255 · Reserves - Paving	31,963.31
2260 · Reserves - Elevator	109,468.63
2290 · Reserves - Pool & Spa	30,769.82
2291 · Reserves - Deck/Dock/Seawall	23,539.85
2299 · Reserves - Buildings	61,331.80
2600 · Interest	649.35
<b>Total Restricted Equity - Reserves</b>	478,357.93
Unrestricted Net Assets	4,745.90
Net Income	9,393.56
<b>Total Equity</b>	492,497.39
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>589,837.32</b>

07/05/18

**Pelican Landing Condominium of Charlotte Co.**  
**Statement of Revenue & Expense - Actual vs Budget**  
 June 2018

	Jun 18	Budget	\$ Over Budget	Jan - Jun 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Assessments-Operating	32,166.67	32,166.67	0.00	193,000.00	193,000.00	0.00	386,000.00
Assessments-Reserves	18,233.33	18,233.33	0.00	109,400.00	109,400.00	0.00	218,800.00
Late charges	0.00	0.00	0.00	78.11	0.00	78.11	0.00
Misc Income	100.00	0.00	100.00	2,850.00	0.00	2,850.00	0.00
Interest-Operating	7.09	0.00	7.09	72.27	0.00	72.27	0.00
Interest-Reserves	113.67	0.00	113.67	649.35	0.00	649.35	0.00
<b>Total Income</b>	<b>50,620.76</b>	<b>50,400.00</b>	<b>220.76</b>	<b>306,049.73</b>	<b>302,400.00</b>	<b>3,649.73</b>	<b>604,800.00</b>
<b>Total Income</b>	<b>50,620.76</b>	<b>50,400.00</b>	<b>220.76</b>	<b>306,049.73</b>	<b>302,400.00</b>	<b>3,649.73</b>	<b>604,800.00</b>
<b>Gross Profit</b>	<b>50,620.76</b>	<b>50,400.00</b>	<b>220.76</b>	<b>306,049.73</b>	<b>302,400.00</b>	<b>3,649.73</b>	<b>604,800.00</b>
<b>Expense</b>							
<b>Expenses</b>							
Accounting	60.00	291.67	-231.67	2,550.00	1,750.00	800.00	3,500.00
Building Maintenance	172.58	1,250.00	-1,077.42	2,564.40	7,500.00	-4,935.60	15,000.00
Condominium Fee	0.00	28.00	-28.00	0.00	168.00	-168.00	336.00
Contingency	300.00	345.17	-45.17	1,070.00	2,071.00	-1,001.00	4,142.00
Dues, Licenses, Permits	0.00	150.00	-150.00	1,061.25	900.00	161.25	1,800.00
Electric	1,165.22	1,287.50	-122.28	7,891.16	7,725.00	166.16	15,450.00
Elevator Contract & Maintenance	992.97	1,351.83	-358.86	5,898.82	8,111.00	-2,212.18	16,222.00
Fire Alarm Maintenance	0.00	166.67	-166.67	802.50	1,000.00	-197.50	2,000.00
Insurance - Flood	4,954.65	4,800.00	154.65	30,702.99	28,800.00	1,902.99	57,600.00
Insurance - Gen/Wind/Umbr/WC	11,035.46	10,441.67	593.79	60,561.40	62,650.00	-2,088.60	125,300.00
Landscape - Contract	1,000.00	1,000.00	0.00	6,000.00	6,000.00	0.00	12,000.00
Landscape - Other	0.00	416.67	-416.67	3,132.96	2,500.00	632.96	5,000.00
Landscape - Palm/Mangrove	0.00	350.00	-350.00	900.00	2,100.00	-1,200.00	4,200.00
Legal	0.00	208.33	-208.33	497.00	1,250.00	-753.00	2,500.00
Management Fees	1,390.00	1,416.67	-26.67	7,980.00	8,500.00	-520.00	17,000.00
Office Expenses	161.89	208.33	-46.44	1,802.27	1,250.00	552.27	2,500.00
Payroll - Taxes	200.58	216.67	-16.09	1,245.23	1,300.00	-54.77	2,600.00
Payroll - Wages	2,622.00	2,470.83	151.17	15,637.00	14,825.00	812.00	29,650.00
Pest Control	336.00	400.00	-64.00	2,016.00	2,400.00	-384.00	4,800.00
Pool Maintenance	198.00	250.00	-52.00	1,548.09	1,500.00	48.09	3,000.00
Pool/Spa Contract	325.00	325.00	0.00	1,950.00	1,950.00	0.00	3,900.00
Telephone	441.68	416.67	25.01	2,678.15	2,500.00	178.15	5,000.00
Water/Sewer	4,265.08	4,375.00	-109.92	28,117.60	26,250.00	1,867.60	52,500.00
Transfer to Reserves	18,347.00	18,233.33	113.67	110,049.35	109,400.00	649.35	218,800.00
<b>Total Expenses</b>	<b>47,968.11</b>	<b>50,400.01</b>	<b>-2,431.90</b>	<b>296,656.17</b>	<b>302,400.00</b>	<b>-5,743.83</b>	<b>604,800.00</b>
<b>Total Expense</b>	<b>47,968.11</b>	<b>50,400.01</b>	<b>-2,431.90</b>	<b>296,656.17</b>	<b>302,400.00</b>	<b>-5,743.83</b>	<b>604,800.00</b>
<b>Net Ordinary Income</b>	<b>2,652.65</b>	<b>-0.01</b>	<b>2,652.66</b>	<b>9,393.56</b>	<b>0.00</b>	<b>9,393.56</b>	<b>0.00</b>
<b>Net Income</b>	<b>2,652.65</b>	<b>-0.01</b>	<b>2,652.66</b>	<b>9,393.56</b>	<b>0.00</b>	<b>9,393.56</b>	<b>0.00</b>