

**PELICAN LANDING CONDO ASSOCIATION  
OF CHARLOTTE COUNTY, INC.  
FINANCIAL REPORTS  
November 30, 2017**

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

12/15/17

**Pelican Landing Condominium of Charlotte Co.**  
**Statement of Assets, Liabilities, & Fund Balance**  
 As of November 30, 2017

	Nov 30, 17
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Stonegate Operating 8221	29,159.86
Stonegate Now 3629	19,011.52
BB&T MM 9596	202,207.52
Stonegate MM 4974	53,645.31
Stonegate CD 4112	40,178.81
Wells Fargo MM 5007	200,450.91
<b>Total Checking/Savings</b>	544,653.93
<b>Accounts Receivable</b>	
Accounts Receivable	(7,149.01)
<b>Total Accounts Receivable</b>	(7,149.01)
<b>Other Current Assets</b>	
<b>Prepaid Assets</b>	
1306 · Atlas Package PAC 4/29/18	46,620.64
1320 · Amer Bnkr Fld Ins-A 7/18	10,172.68
1321 · Amer Bnkr Fld Ins-B 7/18	11,698.68
1322 · Amer Bnkr Fld Ins-C 9/17	12,715.84
1323 · Amer Bnkr Fld Ins-D 7/18	1,787.32
1324 · Amer Bnkr Fld Ins-E 7/18	2,022.68
1325 · Amer Bnkr Fld Ins-F 7/18	2,022.68
1326 · Amer Bnkr Fld Ins-Cibhs 7/18	1,760.68
1341 · Zenith WC 4/17-4/18	762.06
1351 · Massey Qtrly Pest Cntl	336.00
1355 · Oracle Elevator 10/18	6,632.72
<b>Total Prepaid Assets</b>	96,531.98
<b>Total Other Current Assets</b>	96,531.98
<b>Total Current Assets</b>	634,036.90
<b>TOTAL ASSETS</b>	<b>634,036.90</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	45,157.07
<b>Other Current Liabilities</b>	
Deferred Quarterly Assessment	47,600.00
Payroll Liabilities	576.12
<b>Total Other Current Liabilities</b>	48,176.12
<b>Total Current Liabilities</b>	93,333.19
<b>Total Liabilities</b>	93,333.19
<b>Equity</b>	
<b>Restricted Equity - Reserves</b>	
2210 · Reserves - Roofs	183,392.76
2220 · Reserves - Tennis Court	9,127.29
2230 · Reserves - Paint	53,779.70
2255 · Reserves - Paving	31,477.78
2260 · Reserves - Elevator	122,190.14
2290 · Reserves - Pool & Spa	27,280.22
2291 · Reserves - Deck/Dock/Seawall	40,452.65
2299 · Reserves - Buildings	62,657.85
2600 · Interest	1,137.55
<b>Total Restricted Equity - Reserves</b>	531,495.94
<b>Net Income</b>	9,207.77
<b>Total Equity</b>	540,703.71
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>634,036.90</b>

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

	Nov 17	Budget	\$ Over Budget	Jan - Nov 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
Assessments-Operating	30,500.00	30,500.00	0.00	335,500.00	335,500.00	0.00	366,000.00
Assessments-Reserves	17,100.00	17,100.00	0.00	188,100.00	188,100.00	0.00	205,200.00
Late charges	13.42			377.06			
Misc Income	0.00			163.36			
Interest-Operating	5.39			154.64			
Interest-Reserves	104.49			1,137.55			
<b>Total Income</b>	<b>47,723.30</b>	<b>47,600.00</b>	<b>123.30</b>	<b>525,432.61</b>	<b>523,600.00</b>	<b>1,832.61</b>	<b>571,200.00</b>
<b>Total Income</b>	<b>47,723.30</b>	<b>47,600.00</b>	<b>123.30</b>	<b>525,432.61</b>	<b>523,600.00</b>	<b>1,832.61</b>	<b>571,200.00</b>
<b>Gross Profit</b>	<b>47,723.30</b>	<b>47,600.00</b>	<b>123.30</b>	<b>525,432.61</b>	<b>523,600.00</b>	<b>1,832.61</b>	<b>571,200.00</b>
Expense							
Expenses							
Accounting	0.00	333.33	-333.33	2,495.00	3,666.67	-1,171.67	4,000.00
Building Maintenance	3,261.60	1,083.33	2,178.27	13,980.66	11,916.67	2,063.99	13,000.00
Condominium Fee	0.00	0.00	0.00	0.00	0.00	0.00	336.00
Contingency	2,400.00	388.67	2,011.33	2,400.00	4,275.33	-1,875.33	4,664.00
Dues, Licenses, Permits	0.00	150.00	-150.00	1,061.25	1,650.00	-588.75	1,800.00
Electric	1,248.91	1,250.00	-1.09	13,135.96	13,750.00	-614.04	15,000.00
Elevator Contract & Maintenance	1,532.97	1,312.50	220.47	13,909.95	14,437.50	-527.55	15,750.00
Fire Alarm Maintenance	1,810.77	166.67	1,644.10	2,393.92	1,833.33	560.59	2,000.00
Insurance - Flood	4,954.65	4,416.67	537.98	50,321.14	48,583.33	1,737.81	53,000.00
Insurance - Gen/Wind/Umbr/WC	9,476.55	9,708.33	-231.78	107,058.59	106,791.67	266.92	116,500.00
Landscape - Contract	1,000.00	1,000.00	0.00	11,000.00	11,000.00	0.00	12,000.00
Landscape - Other	0.00	416.67	-416.67	3,425.88	4,583.33	-1,157.45	5,000.00
Landscape - Palm/Mangrove	0.00	350.00	-350.00	900.00	3,850.00	-2,950.00	4,200.00
Legal	0.00	208.33	-208.33	600.51	2,291.67	-1,691.16	2,500.00
Management Fees	1,200.00	1,350.00	-150.00	13,200.00	14,850.00	-1,650.00	16,200.00
Office Expenses	171.92	208.33	-36.41	2,837.58	2,291.67	545.91	2,500.00
Payroll - Taxes	181.78	208.33	-26.55	2,180.84	2,291.67	-110.83	2,500.00
Payroll - Wages	2,376.00	2,354.17	21.83	24,458.02	25,895.83	-1,437.81	28,250.00
Pest Control	336.00	416.67	-80.67	3,696.00	4,583.33	-887.33	5,000.00
Pool Maintenance	0.00	200.00	-200.00	3,816.50	2,200.00	1,616.50	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	375.00	-375.00	5,135.54	4,125.00	1,010.54	4,500.00
Water/Sewer	3,889.81	4,250.00	-360.19	45,404.95	46,750.00	-1,345.05	51,000.00
Transfer to Reserves	17,204.49	17,100.00	104.49	189,237.55	188,100.00	1,137.55	205,200.00
<b>Total Expenses</b>	<b>51,370.45</b>	<b>47,572.00</b>	<b>3,798.45</b>	<b>516,224.84</b>	<b>523,292.00</b>	<b>-7,067.16</b>	<b>571,200.00</b>
<b>Total Expense</b>	<b>51,370.45</b>	<b>47,572.00</b>	<b>3,798.45</b>	<b>516,224.84</b>	<b>523,292.00</b>	<b>-7,067.16</b>	<b>571,200.00</b>
<b>Net Ordinary Income</b>	<b>-3,647.15</b>	<b>28.00</b>	<b>-3,675.15</b>	<b>9,207.77</b>	<b>308.00</b>	<b>8,899.77</b>	<b>0.00</b>
<b>Net Income</b>	<b>-3,647.15</b>	<b>28.00</b>	<b>-3,675.15</b>	<b>9,207.77</b>	<b>308.00</b>	<b>8,899.77</b>	<b>0.00</b>