

**The Sterling Villages of Palm Beach Lakes Condo Assoc.
February 28, 2018**

Financial Reports

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The Sterling Villages of Palm Beach Lakes Condo

Balance Sheet
As of 02/28/18

| Account | Description | Operating | Reserves | Other | Totals |
|---------------------|------------------------------|--------------|------------|-------|--------------|
| ASSETS | | | | | |
| Cash | | | | | |
| 1110 | BB&T Operating 0632 | 97,622.98 | | | 97,622.98 |
| 1115 | BB&T Operaring Lock Box 0759 | 25,404.21 | | | 25,404.21 |
| 1120 | BB&T Reserve Savings 1108 | | 651,949.60 | | 651,949.60 |
| 1130 | Petty Cash | 900.00 | | | 900.00 |
| 1150 | Due (TO) From Reserves | (17,337.42) | | | (17,337.42) |
| 2250 | Due (TO) From Operating | | 17,337.42 | | 17,337.42 |
| | | 106,589.77 | 669,287.02 | .00 | 775,876.79 |
| Accounts Receivable | | | | | |
| 1210 | Accounts Receivable | 269,136.84 | | | 269,136.84 |
| 1220 | Accounts Receivable SA | | 21,805.49 | | 21,805.49 |
| 1250 | Allowance for Bad Debts | (175,220.91) | | | (175,220.91) |
| | | 93,915.93 | 21,805.49 | .00 | 115,721.42 |
| Other Assets | | | | | |
| 1615 | Prepaid Insurance | 76,282.63 | | | 76,282.63 |
| 1750 | Utility Deposits | 67,900.00 | | | 67,900.00 |
| | | 144,182.63 | .00 | .00 | 144,182.63 |
| | | 344,688.33 | 691,092.51 | .00 | 1,035,780.84 |

The Sterling Villages of Palm Beach Lakes Condo

Balance Sheet
As of 02/28/18

| Account | Description | Operating | Reserves | Other | Totals |
|--------------------------------------|--------------------------------|-------------|-------------|-------|--------------|
| LIABILITIES AND FUND BALANCES | | | | | |
| Liabilities | | | | | |
| 3345 | Accounts Payable | 49,377.07 | | | 49,377.07 |
| 3350 | AP Villages of Palm Beach Lake | 224,642.17 | | | 224,642.17 |
| 3355 | Insurance Payable | 62,786.43 | | | 62,786.43 |
| 3356 | Payroll Taxes Payable | 2,097.54 | | | 2,097.54 |
| 3400 | Prepaid Owner Assessments | 37,953.27 | | | 37,953.27 |
| | | 376,856.48 | .00 | .00 | 376,856.48 |
| Fund Balances: | | | | | |
| Reserve Fund | | | | | |
| 5500 | Reserve Fund | | 713,983.60 | | 713,983.60 |
| 5525 | Reserve Fund Interest Roofs | | 10,628.86 | | 10,628.86 |
| | Operating Fund Bal Beginning | (50,322.99) | | | (50,322.99) |
| | Current Year Net Income/Loss | 18,154.84 | (33,519.95) | .00 | (15,365.11) |
| | Total Fund Balances | (32,168.15) | 691,092.51 | .00 | 658,924.36 |
| | Liabilities and Fund Balances | 344,688.33 | 691,092.51 | .00 | 1,035,780.84 |

**Sterling Villages of Palm Beach Lakes
Schedule of Changes in Reserve Fund Balances**

| RESERVE FUND | Balance 12/31/17 | Additions to Fund | Expenditures | Balance 2/28/18 |
|---------------------------|-----------------------------|------------------------------|---------------------|----------------------------|
| General Reserves | 712,925.29 | 21,933.33 | | 734,858.62 |
| Painting Reserve | 0.00 | | (38,164.00) | (38,164.00) |
| Roof Reserve | | | (17,400.00) | (17,400.00) |
| Paving Reserve | 0.00 | | | 0.00 |
| Interest | 11,687.17 | 110.73 | | 11,797.90 |
| TOTAL FUND BALANCE | 724,612.97 | 22,044.06 | (55,564.00) | 691,093.03 |
| | | | (33,519.94) | |

The Sterling Villages of Palm Beach Lakes Condo
 Income/Expense Statement
 Period: 02/01/18 to 02/28/18

| Description | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|-------------------------------------|-------------------|-----------------------|-----------------|-------------------|---------------------|-------------------|---------------------|
| INCOME: | | | | | | | |
| 06000 Maintenance Fees | 110,340.42 | 109,748.42 | 592.00 | 220,092.29 | 219,496.84 | 595.45 | 1,316,981.00 |
| 06050 Late Fees | (25.00) | 416.67 | (441.67) | (25.00) | 833.34 | (858.34) | 5,000.00 |
| 06100 Application Fees | 600.00 | 833.33 | (233.33) | 1,550.00 | 1,666.66 | (116.66) | 10,000.00 |
| 06120 Estoppel Certificates | 600.00 | 1,250.00 | (650.00) | 1,350.00 | 2,500.00 | (1,150.00) | 15,000.00 |
| 06130 Gate Card / Openers | 300.00 | 333.33 | (33.33) | 400.00 | 666.66 | (266.66) | 4,000.00 |
| 06145 Tax Deed Sale Recovery | .00 | 833.33 | (833.33) | .00 | 1,666.66 | (1,666.66) | 10,000.00 |
| 06150 Legal Fees Recov'd: Collectio | 6,588.57 | 2,500.00 | 4,088.57 | 7,937.77 | 5,000.00 | 2,937.77 | 30,000.00 |
| 06154 Other Charges & Fees | 32.73 | 83.33 | (50.60) | 459.31 | 166.66 | 292.65 | 1,000.00 |
| 06155 Capital Contribution Income | .00 | 833.33 | (833.33) | .00 | 1,666.66 | (1,666.66) | 10,000.00 |
| 06210 Interest - Operating | 4.64 | 16.67 | (12.03) | 8.73 | 33.34 | (24.61) | 200.00 |
| | <u>118,441.36</u> | <u>116,848.41</u> | <u>1,592.95</u> | <u>231,773.10</u> | <u>233,696.82</u> | <u>(1,923.72)</u> | <u>1,402,181.00</u> |
| ADMINISTRATIVE | | | | | | | |
| 08000 Bad Debts | 1,250.00 | 1,250.00 | .00 | 2,500.00 | 2,500.00 | .00 | 15,000.00 |
| 08005 Bank Fees | 9.95 | 41.67 | 31.72 | 19.90 | 83.34 | 63.44 | 500.00 |
| 08010 Computer/Internet Expenses | .00 | 233.33 | 233.33 | 420.09 | 466.66 | 46.57 | 2,800.00 |
| 08015 Licenses, Taxes & Permits | .00 | 8.33 | 8.33 | .00 | 16.66 | 16.66 | 100.00 |
| 08020 Management/Administrative | 8,952.84 | 12,500.00 | 3,547.16 | 18,456.48 | 25,000.00 | 6,543.52 | 150,000.00 |
| 08021 Payroll Tax Expense | 750.88 | 833.33 | 82.45 | 1,552.47 | 1,666.66 | 114.19 | 10,000.00 |
| 08025 Master Association Fees | .00 | 4,166.67 | 4,166.67 | .00 | 8,333.34 | 8,333.34 | 50,000.00 |
| 08030 Meeting Expense | .00 | 83.33 | 83.33 | .00 | 166.66 | 166.66 | 1,000.00 |
| 08035 Miscellaneous | 38.27 | 500.00 | 461.73 | 62.69 | 1,000.00 | 937.31 | 6,000.00 |
| 08040 Office Supplies | 411.31 | 666.67 | 255.36 | 1,523.59 | 1,333.34 | (190.25) | 8,000.00 |
| 08045 Printing and Postage | 46.24 | 83.33 | 37.09 | 1,707.85 | 166.66 | (1,541.19) | 1,000.00 |
| 08050 Accounting Services | 995.00 | 1,183.33 | 188.33 | 1,990.00 | 2,366.66 | 376.66 | 14,200.00 |
| 08055 Audit Services | .00 | 333.33 | 333.33 | .00 | 666.66 | 666.66 | 4,000.00 |
| 08060 Legal fees and expenses | 17,538.14 | 11,250.00 | (6,288.14) | 23,835.80 | 22,500.00 | (1,335.80) | 135,000.00 |
| 08065 Other Professional Fees | 383.33 | 125.00 | (258.33) | 383.33 | 250.00 | (133.33) | 1,500.00 |
| 08066 Division Fees | .00 | 106.33 | 106.33 | 1,276.00 | 212.66 | (1,063.34) | 1,276.00 |
| 08075 Screening Fees | .00 | 250.00 | 250.00 | 585.62 | 500.00 | (85.62) | 3,000.00 |
| 08080 Telephone | 928.85 | 583.33 | (345.52) | 1,856.83 | 1,166.66 | (690.17) | 7,000.00 |
| 08085 Website - hosting & maintce | .00 | 175.00 | 175.00 | 540.00 | 350.00 | (190.00) | 2,100.00 |
| | <u>31,304.81</u> | <u>34,372.98</u> | <u>3,068.17</u> | <u>56,710.65</u> | <u>68,745.96</u> | <u>12,035.31</u> | <u>412,476.00</u> |
| INSURANCE | | | | | | | |
| 08100 Insurance Expense | 13,113.77 | 12,666.67 | (447.10) | 25,747.54 | 25,333.34 | (414.20) | 152,000.00 |
| | <u>13,113.77</u> | <u>12,666.67</u> | <u>(447.10)</u> | <u>25,747.54</u> | <u>25,333.34</u> | <u>(414.20)</u> | <u>152,000.00</u> |
| OTHER | | | | | | | |
| 08501 Deficit From Previous Years | .00 | 1,666.67 | 1,666.67 | .00 | 3,333.34 | 3,333.34 | 20,000.00 |
| | <u>.00</u> | <u>1,666.67</u> | <u>1,666.67</u> | <u>.00</u> | <u>3,333.34</u> | <u>3,333.34</u> | <u>20,000.00</u> |

The Sterling Villages of Palm Beach Lakes Condo
 Income/Expense Statement
 Period: 02/01/18 to 02/28/18

| Description | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|---------------------------------------|-------------------|-----------------------|--------------------|-------------------|---------------------|--------------------|---------------------|
| LAWN AND LANDSCAPING | | | | | | | |
| 08200 Lawn Mntce - Regular | 4,090.00 | 4,166.67 | 76.67 | 8,180.00 | 8,333.34 | 153.34 | 50,000.00 |
| 08205 Landscaping Extras | .00 | 1,000.00 | 1,000.00 | .00 | 2,000.00 | 2,000.00 | 12,000.00 |
| 08210 Irrigation and Sprinkler | .00 | 833.33 | 833.33 | 132.00 | 1,666.66 | 1,534.66 | 10,000.00 |
| 08218 Tree Trimming and Removal | .00 | 1,833.33 | 1,833.33 | .00 | 3,666.66 | 3,666.66 | 22,000.00 |
| | <u>4,090.00</u> | <u>7,833.33</u> | <u>3,743.33</u> | <u>8,312.00</u> | <u>15,666.66</u> | <u>7,354.66</u> | <u>94,000.00</u> |
| REPAIRS AND MAINTENANCE | | | | | | | |
| 08220 Buildgs Repair - Club & Guard | 300.00 | 625.00 | 325.00 | 1,280.50 | 1,250.00 | (30.50) | 7,500.00 |
| 08225 Repairs - Electrical | 1,033.00 | 1,083.33 | 50.33 | 1,033.00 | 2,166.66 | 1,133.66 | 13,000.00 |
| 08230 Repairs - Gate | 718.70 | 1,333.33 | 614.63 | 718.70 | 2,666.66 | 1,947.96 | 16,000.00 |
| 08235 Repairs - General | 29,535.33 | 10,416.67 | (19,118.66) | 29,535.33 | 20,833.34 | (8,701.99) | 125,000.00 |
| 08240 Janitorial | .00 | 166.67 | 166.67 | .00 | 333.34 | 333.34 | 2,000.00 |
| 08250 Plumbing | .00 | 416.67 | 416.67 | .00 | 833.34 | 833.34 | 5,000.00 |
| 08255 Repairs - Pool and Spa | .00 | 625.00 | 625.00 | 1,337.50 | 1,250.00 | (87.50) | 7,500.00 |
| 08260 Repairs -Roofs and Gutters | 11,688.00 | 3,333.33 | (8,354.67) | 14,638.00 | 6,666.66 | (7,971.34) | 40,000.00 |
| 08262 Signs | .00 | 62.50 | 62.50 | .00 | 125.00 | 125.00 | 750.00 |
| 08265 Supplies and Small Tools | 624.48 | 833.33 | 208.85 | 2,021.40 | 1,666.66 | (354.74) | 10,000.00 |
| | <u>43,899.51</u> | <u>18,895.83</u> | <u>(25,003.68)</u> | <u>50,564.43</u> | <u>37,791.66</u> | <u>(12,772.77)</u> | <u>226,750.00</u> |
| SERVICE CONTRACTS | | | | | | | |
| 08300 Fire Alarm Systems Service Co | (246.98) | 833.33 | 1,080.31 | 2,449.42 | 1,666.66 | (782.76) | 10,000.00 |
| 08305 Pest Control Service Contract | 3,433.69 | 1,000.00 | (2,433.69) | 5,857.38 | 2,000.00 | (3,857.38) | 12,000.00 |
| 08310 Pool and Spa Contract | 560.00 | 640.83 | 80.83 | 1,152.05 | 1,281.66 | 129.61 | 7,690.00 |
| 08315 Security Contract | .00 | 250.00 | 250.00 | .00 | 500.00 | 500.00 | 3,000.00 |
| 08320 A/C Maintenance Contract | .00 | .00 | .00 | 325.00 | .00 | (325.00) | .00 |
| | <u>3,746.71</u> | <u>2,724.16</u> | <u>(1,022.55)</u> | <u>9,783.85</u> | <u>5,448.32</u> | <u>(4,335.53)</u> | <u>32,690.00</u> |
| UTILITIES | | | | | | | |
| 08400 Electricity | 2,204.30 | 2,000.00 | (204.30) | 4,470.62 | 4,000.00 | (470.62) | 24,000.00 |
| 08410 Trash Removal | .00 | 100.00 | 100.00 | 400.00 | 200.00 | (200.00) | 1,200.00 |
| 08415 Garbage & Recycling (Gen Sani | .00 | 3,457.00 | 3,457.00 | .00 | 6,914.00 | 6,914.00 | 41,484.00 |
| 08420 Water & Wastewater/Sanitation | 28,055.48 | 26,000.00 | (2,055.48) | 57,629.17 | 52,000.00 | (5,629.17) | 312,000.00 |
| | <u>30,259.78</u> | <u>31,557.00</u> | <u>1,297.22</u> | <u>62,499.79</u> | <u>63,114.00</u> | <u>614.21</u> | <u>378,684.00</u> |
| | .00 | .00 | .00 | .00 | .00 | .00 | .00 |
| TOTAL EXPENSES | 126,414.58 | 109,716.64 | (16,697.94) | 213,618.26 | 219,433.28 | 5,815.02 | 1,316,600.00 |
| CURRENT YEAR NET INCOME/(LOSS) | (7,973.22) | 7,131.77 | (15,104.99) | 18,154.84 | 14,263.54 | 3,891.30 | 85,581.00 |
| ===== | | | | | | | |

The Sterling Villages of Palm Beach Lakes Condo
 STATEMENT OF RESERVE REVENUES AND EXPENSES
 Period: 02/01/18 to 02/28/18

| Account | Description | Current Actual | Year-To-Date Actual |
|----------------------------------|-----------------------------|----------------|---------------------|
| Reserve Income | | | |
| 07000 | Reserve Income | 10,966.66 | 21,933.32 |
| 07020 | Reserve Interest | 55.37 | 110.73 |
| | | 11,022.03 | 22,044.05 |
| Reserve Expenditures: | | | |
| 09000 | Reserve Expenses - Painting | 22,642.00 | 38,164.00 |
| 09010 | Reserve Expense - Roofing | 8,700.00 | 17,400.00 |
| | | 31,342.00 | 55,564.00 |
| | Excess Reserve Rev over Exp | (20,319.97) | (33,519.95) |