

**SWEETWATER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
JULY 19, 2018  
7:00 P.M.**

**PLACE:  
SWEETWATER OAKS HOA COMMUNITY CENTER  
810 FOX VALLEY DRIVE, LONGWOOD, FL 32779**

**MINUTES**

**I. CALL TO ORDER:**

The meeting was called to order at the date, place and time specified above by President Mark Manfre. Members of the board present were:

Mark Manfre-President  
James Bransford-Vice President  
James VanAnda-Secretary /Treasurer  
Eric Greenberg-Director  
Virginia Morris-Ardin-Director

Lori Waddick-LCAM of FirstService Residential was also present.

Absent were: Cindy Bennett and Leo Roumpz.

**II. APPROVAL OF MINUTES:**

- A. FirstService presented the Board Meeting Minutes from June 21, 2018. Motion was made by Virginia Morris-Ardin to approve same as presented. The motion was seconded by James Bransford and carried unanimously.

**III. COMMITTEE REPORTS:**

- A. **Security:** Mark Manfre – Chair reported that there were a couple of car break ins at Sweetwater Park Village. The Orange County Sheriff's Department was in attendance at the meeting and recommended that a neighborhood watch be started for the community. See attached security report for more details.
- B. **Architectural Review:** Virginia Morris-Ardin / Chair gave the ARB report (see attached report for more details).
- i. Well Request: Virginia Morris-Ardin advised that a well request had been submitted which is strictly prohibited by the HOA documents so the well was not approved, however, there are wells in the community at this time so she moved to approve the well provided the owner obtain a permit from the county. The motion was seconded by Eric Greenberg and carried unanimously.
- C. **Villas at Oak Tree Court:** No Report.

D. **Landscape:** Ed Lynch/Chair reported the biggest problem is weeds. Jasmine fill in is required to reduce all the weeds. Right now budget is limited to dangerous trees and irrigation. Put email out to all residents to report all problems with landscaping to management. There is also a well problem on Majestic Oak Drive. See further details in attached landscape report.

E. **Newsletter:** No Report.

F. **Sweetwater Greens:** James Bransford/Chair reported that they are still experiencing problems with the gate entrance directory system even though the panel was changed out .

G. **Golf Development Committee:** Mark Manfre advised that Sweetwater Country Club owner Walter Judge gave update that the club will not be started at the end of July as planned as the street that runs into their club house did not get permitted yet and they cannot proceed until the permit is issued.

H. **Government Representative:** No Report.

#### **IV. FINANCIAL REPORT**

James VanAnda/Treasurer gave the financial report advising that the HOA took more in than spent again and there is a little over \$304,000.00 in operating funds. We have not done a budget in a long time and he recommended that the board starting thinking about preparing the budget now that revitalization is so close.

#### **V. MANAGEMENT REPORT**

FirstService advised that 72 calls and 561 emails were responded to during June and three mass emails were sent.

#### **VI. LEGAL REPORT**

#### **VII. NEW BUSINESS**

A. **1219 Tall Pine Drive:** Mark Manfre advised that this home had been reported to the county and the county has scheduled a hearing on September 19, 2018. The county is requesting to demolish the home.

B. Mark Manfre reported that a plan is being prepared for the community once revitalized as follows:

- \*Bids for new landscape company.

- \*Pressure cleaning sidewalks.

- \*Planting annuals and refurbishing islands and medians.

- \*Tree trimming.

- \*Sign cleaning.

- \*Sweetwater Country Club Drive brick planter replacement.

- \*Violation / Covenant Enforcement

- \*Sweetwater Park Village Gazebo area refurbishment.

- \*Yard of the Month Sign

- \*Security Cameras throughout neighborhoods.

- \*Budget

- \*New Christmas Lights

- \*Increased Security Patrols

Mark Manfre requested FirstService send the Board Members the last adopted budget and plug in anything that has changed.

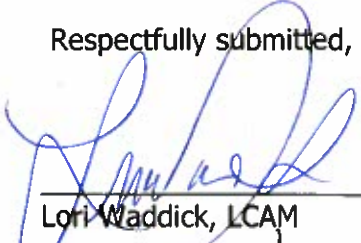
**VIII. OLD BUSINESS**

- A. **MRTA:** The package has been provided to attorney. There were 329 signatures. Attorney is check to see if we can submit electronically or if it has to be mailed.
- B. **Mertens Wall Crash 1 & 2:** FirstService advised that The General Insurance was reported to the Insurance Commissioner who advised that the General has the right to wait for the county to send in their cost estimates before settling our claim. Motion was made by Virginia Morris-Ardin to repair the wall and recover later. The motion was seconded by Eric Greenberg and carried unanimously.
- C. **Sweetwater Park Village Fence/Wall Crash:** FirstService reported that the funds have been received on this job and the contract has been let. Work is scheduled to begin next week.
- D. **Asphalt Sealing:** FirstService advised that a scheduling date of 8/7 and 8/8 had been received from Asphalt 365.

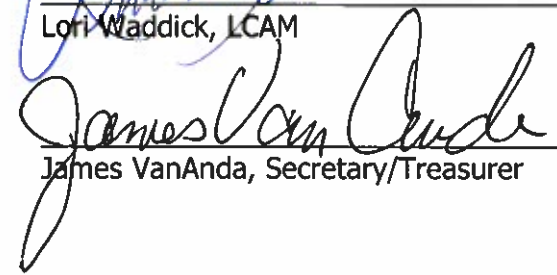
**IX. ADJOURNMENT**

Motion was made to adjourn the meeting at 8:15 PM by Eric Greenberg. The motion was seconded by Mark Manfre and carried unanimously.

Respectfully submitted,

  
\_\_\_\_\_  
Lori Waddick, LCAM

8-16-18  
Date

  
\_\_\_\_\_  
James VanAnda, Secretary/Treasurer

8-16-18  
Date

## July Security Report

Well I wish I could say July was quiet. It wasn't....

The stats are as follows;

6 alarm calls

8 911 calls, medical

9 traffic stops

4 suspicious incidents

8 disturbances

4 vehicle burglaries, smashed windows due to owners leaving items in plain view

2 fraud calls, phone class trying to get money from residents

If you have any questions please feel free to call me. Have a nice and cool August.

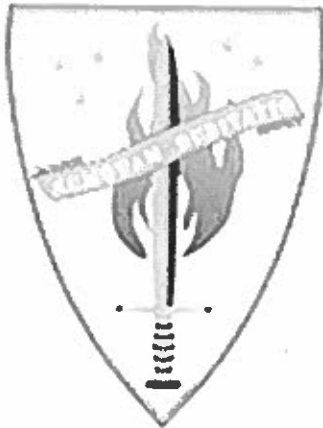
*Master Deputy L.R. "Ed" Edwards*

*Orange County Sheriff's Office*

*HRC/SWAJ/ Sniper*

*Call 321-229-9111*

*The Lord is my Shepherd*



Sweetwater Country Club			
<b>Owner:</b>	Eduardo Diaz	<b>Unit Number:</b>	1234 Majestic Oak Dr
<b>Status:</b>	Open	<b>Progress Code:</b>	Received
<b>Categories:</b>	Driveway	<b>Description:</b>	Driveway Repair
			<b>Received Date:</b> 07/02/2018
<b>Owner:</b>	Priscilla Jordaan	<b>Unit Number:</b>	903 Golf Valley Dr
<b>Status:</b>	Closed	<b>Progress Code:</b>	Completed
<b>Categories:</b>	Other	<b>Description:</b>	Well
			<b>Received Date:</b> 07/10/2018
<b>Owner:</b>	Sujit Das Aparajita Das	<b>Unit Number:</b>	521 Majestic Oak Dr
<b>Status:</b>	Closed	<b>Progress Code:</b>	Completed
<b>Categories:</b>	Landscaping	<b>Description:</b>	Change Grass
			<b>Received Date:</b> 07/12/2018
<b>Owner:</b>	Rae Ringenberg Melody Ringenberg	<b>Unit Number:</b>	1165 Sweet Heather Ln
<b>Status:</b>	Closed	<b>Progress Code:</b>	Completed
<b>Categories:</b>	Roof	<b>Description:</b>	Replace Roof
			<b>Received Date:</b> 07/12/2018
<b>Owner:</b>	Carolyn Dickerson William Cosby Dickerson	<b>Unit Number:</b>	824 Mystic Oak Pl
<b>Status:</b>	Closed	<b>Progress Code:</b>	Completed
<b>Categories:</b>	Paint	<b>Description:</b>	Paint Exterior
			<b>Received Date:</b> 07/17/2018
<b>Owner:</b>	Lewis Hellyer Sarah Smith	<b>Unit Number:</b>	2504 Orchard Dr
<b>Status:</b>	Closed	<b>Progress Code:</b>	Completed
<b>Categories:</b>	Patio Screen	<b>Description:</b>	Patio with Screen Enclosure-Refurbishing existing and adding an extended screened lanai
			<b>Received Date:</b> 07/19/2018
<b>Owner:</b>	John Leach Deanna Leach	<b>Unit Number:</b>	646 Majestic Oak Dr
<b>Status:</b>	Open	<b>Progress Code:</b>	Received
<b>Categories:</b>	SolarCollectors	<b>Description:</b>	Solar Power Panels
			<b>Received Date:</b> 08/06/2018

## AUGUST LANDSCAPE COMMITTEE REPORT

Weeds - RLC is still working on weed control in the islands. Plan is to kill the weeds and then replant Jasmine.

We are beginning to review the Landscape Maintenance Addendum which lists the work required. RLC is now cutting the golf path between SWCC Place and the 14th fairway.

We need to identify problem trees which may become a hazard during hurricane season. We have an Oak tree at the extended west entrance. It is the one that had the large branch down during the last hurricane. It is on SWCC Drive just past Majestic Oak Dr. at the north end of 1341 Majestic Oak Dr. The tree is rotting in the center and is a danger to our community. I will send you a photo. I think the County should take care of this tree.

We have asked Jon Momberger to find new Holiday lights for our Wreaths.

The use of annuals was discussed as suggested by Mark Manfre. Dorothy Petticrew discussed the history of our past use of annuals. The HOA used the plants at the start of this community some 40 years ago. They found it to be far too expensive. Plants had to be changed out every three months and this required too much labor, so the board decided to discontinue the use of annuals. Our current more formal plan for entrances was developed about 25 years ago. Perhaps we want to have Dorothy brief the current Board on this history.

The entire Landscape Committee strongly recommends against the use of annuals, as it doesn't fit with the current landscape plan.

You are welcome to attend the September meeting at the home of Bobby Anderson on the fourth of September at 10 am.

Thank you for your support,

Ed Lynch, Chairman Landscape Comm.

RLC Landscaping Company



Sweetwater Country Club HOA

2700 Sweetwater Country Club Drive  
Apopka, FL 32712

Estimate #2884

From RLC Landscaping Company  
407-366-5629  
rose@rlclandscaping.com  
www.rlclandscaping.com  
P.O. Box 915857  
Longwood, FL 32791

Bill To 385 Douglas Avenue  
Suite 3350  
Altamonte Springs, FL 32714

Job Description LAND- Proposal to remove 50- 60 ft.  
Dead pine at Sweetwater Green gazebo.

Account Manager David Vioria

Technician Jose Andino

Sales Rep David Vioria

SERVICE / PRODUCT	DESCRIPTION	QTY.	UNIT COST	TOTAL
Tree Removal	Remove tree	1	\$1,600.00	\$1,600.00*

Total **\$1,600.00**

\* Non-taxable

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



2418 Summerfield Road, Winter Park, FL 32792  
Office: 407-574-6140  
Fax: 407-574-6437

**Proposal, Contract and Authorization**

Client: Sweetwater Country Club HOA c/o First Service Residential  
Job Site: Sweetwater Country Club HOA – Gate Code #8765  
Bill To: First Service Residential 32932 Red Tail Blvd. | Sorrento, FL. 32776  
Contact: Lori Waddick 407 644 0010 ext 7204  
Email: lori.waddick@fsresidential.com

Date July 30, 2018
<b>WC:</b>
P.O. No.
Acct Mgr Mike Provencher

**Scope of Work - Sweetwater Country Club HOA**

Sweetwater Park Village – Cule de Sac near 2281 Park Village Place Apopka 32712 – Remove and stump grind one (1) declined Pine to East side of Gazebo in center of park

**Total for all services listed above** **\$900.00**



## Bank Account Analysis: Sweetwater Country Club Assoc.

Prepared by: Jack Colson  
jack.colson@fsresidential.com  
08/08/2018

Current Balances					
Category	Account Type	Bank	Balances	Interest Rate	Net Annual
Operating OPR3	Checking/Sweep	Bank United	\$ 171,280	0.00%	\$ -
Opertring OPR4	Checking	Bank United	\$ 88,169	0.00%	\$ -
Operating MMA4	Money Market	Bank United	\$ 104,630	1.00%	\$ 1,046
Operating MMA5	Money Market	Customers Bank	\$ 30,509	0.75%	\$ 229
Reserve RSC0	Money Market/Tree	Bank United	\$ 2,379	0.40%	\$ 10
Reserve RSV8	Money Market	Bank United	\$ 70,128	0.40%	\$ 281
Reserve RSV9	Money Market	Bank United	\$ 6,445	0.40%	\$ 26
Special SEC1	Checking/Sec Dep	Bank United	\$ -	0.00%	\$ -
<b>Totals</b>			<b>\$ 473,540</b>	<b>0.34%</b>	<b>\$ 1,591</b>

FirstService Financial/FirstService Residential Reserve Program Alternative					
Category	Account Type	Bank	Balances	Interest Rate	Net Annual
Operating OPR3-new	Money Market/Sweep	Luther Burbank	\$ 171,280	2.00%	\$ 3,426
Opertring OPR4	Checking	Bank United	\$ 88,169	0.00%	\$ -
Operating MMA4-new	Money Market	Bank of the Ozarks	\$ 135,139	1.70%	\$ 2,297
Reserve RSC0	Money Market/Tree	Bank United	\$ 2,379	0.40%	\$ 10
Reserve RSV8-new	Money Market	City National Bank	\$ 70,128	1.50%	\$ 1,052
Reserve RSV9	Money Market	Bank United	\$ 6,445	0.40%	\$ 26
Special SEC1	Checking/Sec Dep	Bank United	\$ -	0.00%	\$ -
<b>Totals</b>			<b>\$ 473,540</b>	<b>1.44%</b>	<b>\$ 6,810</b>

FirstService Financial is an affiliate of FirstService Residential and may receive a fee from the partner financial institutions listed above for their assistance in development, placement and servicing of this program. The interest rates noted above are net of the fee paid by the financial institution to FirstService Financial. Please see the attached Rate Sheet for other terms and conditions regarding the program.

# **SWEETWATER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.**

## **FINANCIAL STATEMENTS**

For the period ending  
July 31, 2018

**FOR MANAGEMENT PURPOSES ONLY**



**FirstService**  
RESIDENTIAL

- Notes:**
1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is \$250,000 per depositor at FDIC insured institutions.
  2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.
  3. Monthly Assessments has a variance due to billing of 1 additional unit not on budget



# Get more bank for your buck.

*Treasury* and *investment* solutions that help our clients navigate the complex association banking landscape.

## MONEY MARKET ACCOUNTS

FirstService Financial Program Rates Effective 8/1/2018

Money Market Accounts	Total Assets	Balances < \$100k	Balances > \$100k	Bauer Financial Rating
Bank United	\$19.2B	0.40%	1.00%	5
Bank of the Ozarks	\$22B	1.70%	1.70%	5
BOFI Federal Bank	\$6.3B	1.25%	1.25%	5
Capital One Bank	\$310B	0.50%	1.57%	4
CIT/OneWest Bank	\$40B	1.25%	1.25%	4
City National Bank	\$4.9B	1.50%	1.50%	5
Green Bank	\$4.1B	1.30%	1.30%	4
Luther Burbank	\$5.6B	2.00%	2.00%	5
Metropolitan Bank	\$2B	1.50%	1.50%	5
Seacoast Commerce Bank	\$463M	1.00%	1.00%	5
Servis1st Bank	\$6B	1.35%	1.35%	5
Sterling National Bank	\$11.9B	1.25%	1.25%	5
Union Bank	\$149B	0.50%	0.90%	5
US Bank	\$414B	0.50%	1.25%	4

## Creating value one step at a time.

FirstService Financial is an affiliate of your management company and receives a fee from the financial institutions listed above for their assistance with the development, placement, servicing and maintenance of their products. The interest rates noted above are net of the fee paid by the financial institution to FirstService Financial.

<b>Standard_Balance_Sheet</b> <b>2170 SWEETWATER CC HOA INC.</b> <b>07/31/2018</b>
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FIRSTSERVICE RESIDENTIAL  
385 DOUGLAS AVENUE  
Altamonte Springs FL 32714-3325

Account	Description	As of Jul	Prior Month	Inc/(Dec)
<b>ASSETS</b>				
<b>**CURRENT ASSETS</b>				
10010 13	Cash-Operating Bank United	87,719	80,641	7,079
10014 05a	Cash-Money Market Customer's Bank	30,541	30,509	32
10014 13	Cash-Money Market Bank United	173,679	193,811	(20,133)
10020 13	Cash-MM Investment Bank United	104,719	104,630	88
10200	Due (To)/From Reserves	1,654	1,654	0
10300	Accounts Receivable	219,726	223,307	(3,581)
10390 00	Allowance for Bad Debt	(49,956)	(49,539)	(417)
10500	Prepaid Insurance	3,494	4,248	(754)
10550	A/R Clearing	0	148	(148)
<b>**TOTAL CURRENT ASSETS</b>		<b>\$571,576</b>	<b>\$589,409</b>	<b>(\$17,833)</b>
<b>**RESTRICTED FUNDS</b>				
12010 13	Cash-Reserves Bank United	70,152	69,012	1,140
12015	Cash-Reserves Bank United - Greens	6,448	8,462	(2,014)
12020 00	Cash-Reserves Bank United - Oak Tree	2,380	2,379	1
12045	Due (To)/From Operating	(1,654)	(1,654)	0
<b>**TOTAL RESTRICTED FUNDS</b>		<b>\$77,327</b>	<b>\$78,199</b>	<b>(\$873)</b>
<b>**OTHER ASSETS</b>				
19010	Utility Deposits	1,808	1,808	0
<b>**TOTAL OTHER ASSETS</b>		<b>\$1,808</b>	<b>\$1,808</b>	<b>\$0</b>
<b>**TOTAL ASSETS</b>		<b>\$650,710</b>	<b>\$669,416</b>	<b>(\$18,706)</b>
<b>LIABILITIES</b>				
<b>**CURRENT LIABILITIES</b>				
20000	Accounts Payable	2,050	0	2,050
20010	Accrued Expenses	3,331	5,273	(1,942)
20081	Escrow Dep - Hamilton Place	173	173	0
20100	Prepaid Assessments	15,990	14,851	1,139
20150	Deferred Assessments	52,803	79,205	(26,402)
20153	Deferred Greens Reserve	800	1,200	(400)
20154	Deferred Oak Tree Reserve	500	750	(250)
<b>**TOTAL CURRENT LIABILITIES</b>		<b>\$75,647</b>	<b>\$101,452</b>	<b>(\$25,805)</b>
<b>**RESERVE LIABILITIES</b>				
30000 15	Reserves Contingency	11,832	11,666	167
30005 22	Reserves Greens	12,795	14,408	(1,614)
30005 68	Reserves Oak Tree	7,120	6,869	251
30005 77	Reserves Property Damage	43,331	43,031	300
30080	Reserves - Interest	2,248	2,224	24
<b>**TOTAL RESERVE LIABILITIES</b>		<b>\$77,326</b>	<b>\$78,198</b>	<b>(\$873)</b>
<b>**TOTAL LIABILITIES</b>		<b>\$152,973</b>	<b>\$179,650</b>	<b>(\$26,677)</b>
<b>EQUITY</b>				

<b>Standard_Balance_Sheet</b> <b>2170 SWEETWATER CC HOA INC.</b> <b>07/31/2018</b>
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FIRSTSERVICE RESIDENTIAL  
 385 DOUGLAS AVENUE  
 Altamonte Springs FL 32714-3325

Account	Description	As of Jul	Prior Month	Inc/(Dec)
<b>**MEMBERS EQUITY</b>				
38010	Capital Contribution	3,000	3,000	0
38880	Fund Balance	435,019	435,019	0
	Current Year Net Income/(Loss)	\$59,719	\$51,747	\$7,972
<b>**TOTAL MEMBERS EQUITY</b>		<b>\$497,738</b>	<b>\$489,766</b>	<b>\$7,972</b>
<b>**TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$650,710</b>	<b>\$669,416</b>	<b>(\$18,706)</b>

<b>Income_Statement_w_Annual_Budget</b> <b>2170 SWEETWATER CC HOA INC.</b> <b>07/31/2018</b>
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FIRSTSERVICE RESIDENTIAL  
385 DOUGLAS AVENUE  
Altamonte Springs FL 32714-3325

Account	Description	Jul Actual	Jul Budget	Jul Variance	YTD Actual	YTD Budget	Variance	Year Budget
<b>**REVENUE</b>								
40000	Owner Assessments	25,935	25,883	52	103,740	103,532	208	310,600
40002 00	Reserve Income	467	467	0	1,867	1,868	(1)	5,600
40002 25	Reserve Income Greens	400	400	0	1,600	1,600	0	4,800
40002 45	Reserve Income Oak Tree	250	250	0	1,000	1,000	0	3,000
40005	Developer Deficit Funding	0	0	0	5,377	0	5,377	0
40014	Legal Fee Income	0	0	0	150	0	150	0
40045	Transfer Fees	0	0	0	500	0	500	0
40078	Late Fee Interest	(1)	0	(1)	1,722	0	1,722	0
40080	Operating Interest	120	33	87	401	132	269	400
40081	Reserve Interest	24	0	24	72	0	72	0
40087 00	Insurance	0	0	0	34,702	0	34,702	0
<b>**TOTAL REVENUE</b>		<b>\$27,195</b>	<b>\$27,033</b>	<b>\$162</b>	<b>\$151,131</b>	<b>\$108,132</b>	<b>\$42,999</b>	<b>\$324,400</b>
<b>EXPENSES</b>								
<b>**ADMINISTRATIVE</b>								
50005	CPA Services	158	158	0	628	632	4	1,900
50012 00	Bad Debt Expense	417	417	0	1,667	1,668	1	5,000
50045 00	Legal Expense	390	833	443	7,441	3,332	(4,109)	10,000
50055	Meeting Expenses	0	128	128	450	512	62	1,530
50060	Advertising/Newsletters	0	83	83	0	332	332	1,000
50081	Postage/Copies/Printing	20	500	480	3,416	2,000	(1,416)	6,000
50099	Storage Fees	87	62	(25)	346	248	(98)	744
50110	Administrative Miscellaneous	0	33	33	87	132	45	400
50125	Web Page/Internet	0	297	297	500	1,188	688	3,560
<b>**TOTAL ADMINISTRATIVE</b>		<b>\$1,071</b>	<b>\$2,511</b>	<b>\$1,440</b>	<b>\$14,534</b>	<b>\$10,044</b>	<b>(\$4,490)</b>	<b>\$30,134</b>
<b>**PROPERTY INSURANCE</b>								
52031	Liability Insurance	115	221	106	451	884	433	2,653
52032	Umbrella Insurance	249	669	420	980	2,676	1,696	8,023
52035	Directors & Officers Insurance	325	243	(82)	1,277	972	(305)	2,920
52036	Fidelity Bond	0	132	132	0	528	528	1,584
52063	Workers Comp Ins.	66	59	(7)	259	236	(23)	712
<b>**TOTAL PROPERTY INSURANCE</b>		<b>\$754</b>	<b>\$1,324</b>	<b>\$570</b>	<b>\$2,967</b>	<b>\$5,296</b>	<b>\$2,329</b>	<b>\$15,892</b>
<b>**UTILITIES</b>								
54050 00	Electricity	450	708	258	1,887	2,832	945	8,500
54070 00	Water & Sewer	862	1,125	263	4,114	4,500	386	13,500
<b>**TOTAL UTILITIES</b>		<b>\$1,311</b>	<b>\$1,833</b>	<b>\$522</b>	<b>\$6,002</b>	<b>\$7,332</b>	<b>\$1,330</b>	<b>\$22,000</b>
<b>**CONTRACTS</b>								
60073	Irrigation Inspection Contract	540	540	0	2,160	2,160	0	6,480
60090	Lawn Maintenance	7,718	7,718	0	30,872	30,872	0	92,616
60091	Landscape Maint. Mowing	600	600	0	2,400	2,400	0	7,200
60093	Lawn Abandoned Homes	50	167	117	225	668	443	2,000
60095	Fertilizer & Pest Control	982	982	0	3,928	3,928	0	11,784
61000	Management Services	2,956	2,627	(329)	11,824	10,508	(1,316)	31,524
61045 00	Security Charges	1,341	2,572	1,231	7,854	10,288	2,434	30,870
<b>**TOTAL CONTRACTS</b>		<b>\$14,187</b>	<b>\$15,206</b>	<b>\$1,019</b>	<b>\$59,263</b>	<b>\$60,824</b>	<b>\$1,561</b>	<b>\$182,474</b>
<b>**REPAIRS/MAINTENANCE</b>								

<b>Income_Statement_w_Annual_Budget</b> <b>2170 SWEETWATER CC HOA INC.</b> <b>07/31/2018</b>
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FIRSTSERVICE RESIDENTIAL  
385 DOUGLAS AVENUE  
Altamonte Springs FL 32714-3325

Account	Description	Jul Actual	Jul Budget	Jul Variance	YTD Actual	YTD Budget	Variance	Year Budget
70043 100	Repairs/Maintenance Pressure	0	250	250	0	1,000	1,000	3,000
70043 15	Repairs/Maintenance Electrical	0	250	250	0	1,000	1,000	3,000
70049	R & M - Entry Upgrades	379	417	38	379	1,668	1,289	5,000
70134	Lawn/Landscape Replacement	0	750	750	0	3,000	3,000	9,000
70135	Landscape Extras	0	1,575	1,575	0	6,300	6,300	18,900
70137	Irrigation Repairs/Maintenance	380	1,250	870	1,979	5,000	3,021	15,000
70138	Tree Trim/Replacement	0	492	492	0	1,968	1,968	5,900
<b>**TOTAL REPAIR/MAINTENANCE</b>		<b>\$760</b>	<b>\$4,984</b>	<b>\$4,224</b>	<b>\$2,359</b>	<b>\$19,936</b>	<b>\$17,577</b>	<b>\$59,800</b>
<b>**SOCIAL DEPARTMENT</b>								
75310 05	Social Department -Supplies/Eq	0	8	8	0	32	32	100
<b>**TOTAL SOCIAL DEPARTMENT</b>		<b>\$0</b>	<b>\$8</b>	<b>\$8</b>	<b>\$0</b>	<b>\$32</b>	<b>\$32</b>	<b>\$100</b>
<b>**SPECIAL PROJECTS</b>								
74005 50	Spec Proj -Holiday Decorations	0	50	50	1,748	200	(1,548)	600
<b>**TOTAL SPECIAL PROJECTS</b>		<b>\$0</b>	<b>\$50</b>	<b>\$50</b>	<b>\$1,748</b>	<b>\$200</b>	<b>(\$1,548)</b>	<b>\$600</b>
<b>**RESERVE TRANSFERS</b>								
80000 08	Rsrv Contingency	167	167	0	667	668	1	2,000
80000 187a	Rsrv Property Damage	300	300	0	1,200	1,200	0	3,600
80000 78b	Rsrv Greens	400	400	0	1,600	1,600	0	4,800
80000 78c	Rsrv Oak Tree	250	250	0	1,000	1,000	0	3,000
80001	Reserve Interest	24	0	(24)	72	0	(72)	0
<b>**TOTAL RESERVE TRANSFER</b>		<b>\$1,140</b>	<b>\$1,117</b>	<b>(\$23)</b>	<b>\$4,539</b>	<b>\$4,468</b>	<b>(\$71)</b>	<b>\$13,400</b>
<b>**TOTAL EXPENSES</b>		<b>\$19,223</b>	<b>\$27,033</b>	<b>\$7,810</b>	<b>\$91,412</b>	<b>\$108,132</b>	<b>\$16,720</b>	<b>\$324,400</b>
<b>NET INCOME/(LOSS)</b>		<b>\$7,972</b>	<b>\$0</b>	<b>\$7,972</b>	<b>\$59,719</b>	<b>\$0</b>	<b>\$59,719</b>	<b>\$0</b>

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Cash Management Report (Unposted)  
 2170 SWEETWATER CC HOA INC.  
 For Dates 07/01/2018 to 07/31/2018

Account #	Account Description	Bank Code	Bank Name	Account Number	Beginning Balance	Increases	Decreases	Ending Balance	Open Account Payable
10020 13	Cash-MM Investment Bank United	MMA4	BANK UNITED MM INVESTMENT	9852691823	104,630.29	88.42	00.00	104,718.71	00.00
10014 05a	Cash-Money MarketCustomer's Bank	MMA5	CUSTOMERS OPR MM	6207931	30,509.19	00.00	00.00	30,509.19	00.00
10014 13	Cash-Money MarketBank United	OPR3	BANK UNITED OPR KLIK MNY MKT SWEEP	9852691807	193,811.24	4,867.30	-27,500.00	171,178.54	00.00
10010 13	Cash-OperatingBank United	OPR4	BANK UNITED OPR	9852692749	80,640.67	27,500.00	-17,921.31	90,219.36	400.00
12020 00	Cash-Reserves Bank United - Oak Tree	RSC0	BANK UNITED OAK TREE RSV	9852691858	2,379.20	00.81	00.00	2,380.01	00.00
12010 13	Cash-ReservesBank United	RSV8	BANK UNITED MM RSV	9852692757	69,012.21	1,140.25	00.00	70,152.46	00.00
12015	Cash-Reserves Bank United - Greens	RSV9	BANK UNITED GREENS RSV	9852691831	8,461.52	02.52	-2,016.10	6,447.94	00.00
12090 00	Cash-DepositsSecurity	SEC1	BANK UNITED SEC DEP.	9852691793	00.00	00.00	00.00	00.00	00.00
Total for: 2170 SWEETWATER CC HOA INC.					489,444.32	33,599.30	-47,437.41	475,606.21	400.00