

**JACARANDA COUNTRY CLUB VILLAS
CONDOMINIUM ASSOCIATION, INC.
YEAR-END FINANCIAL REPORTS
FISCAL YEAR 2017**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

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RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Jacaranda Country Club Villas Condominium Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of December 31, 2017

02/05/18

	Dec 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1001 · OPs Sabal Palm - 0896	107,344.22
1002 · Res Sabal Palm - 0739	14,997.80
Total Checking/Savings	122,342.02
Accounts Receivable	
1200 · Accounts Receivable	(18,272.52)
Total Accounts Receivable	(18,272.52)
Other Current Assets	
1100 · Utility Deposits	250.00
1400 · Prepaid Insurance	43,184.63
Total Other Current Assets	43,434.63
Total Current Assets	147,504.13
TOTAL ASSETS	147,504.13
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	9,426.44
Total Accounts Payable	9,426.44
Other Current Liabilities	
2035 · Note Payable-Prem Assign/Insur	26,119.56
Total Other Current Liabilities	26,119.56
Total Current Liabilities	35,546.00
Total Liabilities	35,546.00
Equity	
3530.01 · Beg Fund Bal - Pool Reserve	29,706.25
3550.01 · Beg Fd Bal Wall Reserve-SKLAAR	1,500.48
3600 · Beg Fund Bal - Operating	105,089.79
Net Income	(24,338.39)
Total Equity	111,958.13
TOTAL LIABILITIES & EQUITY	147,504.13

Jacaranda Country Club Villas Condominium Association, Inc.
Revenue & Expense Budget Performance
December 2017

02/05/18

	<u>Dec 17</u>	<u>Budget</u>	<u>\$ Over Budg...</u>	<u>Jan - Dec 17</u>	<u>YTD Budget</u>	<u>\$ Over Budg...</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	16,457.52	16,457.58	(0.06)	197,490.24	197,491.00	(0.76)	197,491.00
4280 · Misc. Income	100.00			450.00			
4300 · Surplus Carry Forward	0.00	2,333.33	(2,333.33)	0.00	28,000.00	(28,000.00)	28,000.00
Total Income	<u>16,557.52</u>	<u>18,790.91</u>	<u>(2,233.39)</u>	<u>197,940.24</u>	<u>225,491.00</u>	<u>(27,550.76)</u>	<u>225,491.00</u>
Gross Profit	16,557.52	18,790.91	(2,233.39)	197,940.24	225,491.00	(27,550.76)	225,491.00
Expense							
5010 · Legal/Accounting	924.00	166.67	757.33	5,392.50	2,000.00	3,392.50	2,000.00
5020 · Management Fees	992.33	992.33	0.00	11,907.96	11,908.00	(0.04)	11,908.00
5100 · Administrative	300.35	166.67	133.68	1,934.85	2,000.00	(65.15)	2,000.00
5200 · Insurance	7,373.87	10,793.08	(3,419.21)	108,093.96	129,517.00	(21,423.04)	129,517.00
5201 · GAB Robbins Insurance Appraisal	550.00	45.83	504.17	550.00	550.00	0.00	550.00
5300 · Division Fees	288.00	24.00	264.00	288.00	288.00	0.00	288.00
5310 · Licenses/Fees	0.00	38.42	(38.42)	461.25	461.00	0.25	461.00
6000 · Maintenance/Repairs General	0.00	375.00	(375.00)	5,068.72	4,500.00	568.72	4,500.00
6000.1 · Electrical Feed Upgrade	0.00	425.00	(425.00)	0.00	5,100.00	(5,100.00)	5,100.00
6040 · Pest Control - Interior	0.00	317.00	(317.00)	2,880.00	3,804.00	(924.00)	3,804.00
6100.01 · Lawn\Shrub\Irrigation Contract	3,301.00	3,301.75	(0.75)	39,612.00	39,621.00	(9.00)	39,621.00
6100.03 · Landscape Replacement/Sup...	(1,753.00)	166.67	(1,919.67)	2,665.01	2,000.00	665.01	2,000.00
6100.04 · Palm Trees over 15'	0.00	208.33	(208.33)	2,000.00	2,500.00	(500.00)	2,500.00
6100.05 · Misc.Tree Trimming	2,950.00	166.67	2,783.33	3,175.00	2,000.00	1,175.00	2,000.00
6100.06 · Common Area Mulch	1,753.00	166.67	1,586.33	2,693.00	2,000.00	693.00	2,000.00
6100.07 · Repair Lamp Poles	0.00	50.00	(50.00)	2,765.19	600.00	2,165.19	600.00
6100.09 · Irrigation Repairs	0.00	83.33	(83.33)	1,776.43	1,000.00	776.43	1,000.00
6101.01 · New Shade Trees	0.00	41.67	(41.67)	500.00	500.00	0.00	500.00
6101.03 · Drip Lines in Common Areas	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
6200.01 · Pool Contract/Repairs	290.00	433.33	(143.33)	4,232.35	5,200.00	(967.65)	5,200.00
6200.03 · Pool Heater Contract	0.00	21.67	(21.67)	260.00	260.00	0.00	260.00
6200.04 · Pool Furniture	0.00			812.25			
7100 · Water/Sewer	91.04	166.67	(75.63)	2,172.78	2,000.00	172.78	2,000.00
7200 · Electricity	628.88	416.67	212.21	5,789.87	5,000.00	789.87	5,000.00
7700 · Interest Expense-Insurance Loan	313.47			1,038.58			
7900 · Contingency	0.00	181.83	(181.83)	0.00	2,182.00	(2,182.00)	2,182.00
Total Expense	<u>18,002.94</u>	<u>18,790.93</u>	<u>(787.99)</u>	<u>206,069.70</u>	<u>225,491.00</u>	<u>(19,421.30)</u>	<u>225,491.00</u>
Net Ordinary Income	(1,445.42)	(0.02)	(1,445.40)	(8,129.46)	0.00	(8,129.46)	0.00

Jacaranda Country Club Villas Condominium Association, Inc.
Revenue & Expense Budget Performance
 December 2017

02/05/18

	<u>Dec 17</u>	<u>Budget</u>	<u>\$ Over Budg...</u>	<u>Jan - Dec 17</u>	<u>YTD Budget</u>	<u>\$ Over Budg...</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Income							
8050 · Reserve Interest	5.08			71.13			
8530.01 · Pool Reserve	0.00	342.57	(342.57)	4,109.76	4,110.84	(1.08)	4,110.84
Total Other Income	5.08	342.57	(337.49)	4,180.89	4,110.84	70.05	4,110.84
Other Expense							
9530.01 · Pool Reserve Expense	0.00			20,389.82			
Total Other Expense	0.00			20,389.82			
Net Other Income	5.08	342.57	(337.49)	(16,208.93)	4,110.84	(20,319.77)	4,110.84
Net Income	<u>(1,440.34)</u>	<u>342.55</u>	<u>(1,782.89)</u>	<u>(24,338.39)</u>	<u>4,110.84</u>	<u>(28,449.23)</u>	<u>4,110.84</u>

JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
December 31, 2017

	Balance 1/1/17	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
9530.01 Pool	\$ 29,706.25	4,109.76		(20,389.82)		13,426.19
9550.01 Wall	1,500.48					1,500.48
8050 Interest					71.13	71.13
Total Reserves	\$ 31,206.73	4,109.76	-	(20,389.82)	71.13	14,997.80

Expense Details

5/25/17 Tamas Vincze LLC	\$ 5,000.00
6/6/17 John S. Russell Handyman	\$ 4,622.12
6/22/17 Tamas Vincze LLC	\$ 10,215.00
8/16/17 John S. Russell Handyman	552.70
Total	\$ 20,389.82

Allocation Details

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