

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2018**

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

02/14/18

Jacaranda Country Club Villas Condominium Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2018

	Jan 31, 18
ASSETS	
Current Assets	
Checking/Savings	
1001 · OPs Sabal Palm - 0896	118,606.03
1002 · Res Sabal Palm - 0739	15,002.89
Total Checking/Savings	133,608.92
Accounts Receivable	
1200 · Accounts Receivable	9,027.48
Total Accounts Receivable	9,027.48
Other Current Assets	
1100 · Utility Deposits	250.00
1400 · Prepaid Insurance	34,547.70
1499 · Undeposited Funds	700.00
Total Other Current Assets	35,497.70
Total Current Assets	178,134.10
TOTAL ASSETS	178,134.10
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	14,602.64
Total Accounts Payable	14,602.64
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	32,685.16
2020 · Pre-Collected Rsrv Fees	914.84
2035 · Note Payable-Prem Assign/Insur	17,413.04
Total Other Current Liabilities	51,013.04
Total Current Liabilities	65,615.68
Total Liabilities	65,615.68
Equity	
3530.01 · Reserve - Pool	13,954.73
3550.01 · Reserve - Wall SKLAAR	1,500.48
3599.01 · Reserves - Interest	5.09
3600 · Beg Fund Bal - Operating	95,210.33
Net Income	1,847.79
Total Equity	112,518.42
TOTAL LIABILITIES & EQUITY	178,134.10

Jacaranda Country Club Villas Condominium Association, Inc.
Revenue & Expense Budget Performance
 January 2018

02/14/18

	Jan 18	Budget	\$ Over Budg...	Jan 18	YTD Budget	\$ Over Budg...	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	16,342.59	16,342.59	0.00	16,342.59	16,342.59	0.00	196,111.00
4280 · Misc. Income	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
4300 · Surplus Carry Forward	1,750.00	1,750.00	0.00	1,750.00	1,750.00	0.00	21,000.00
Total Income	18,092.59	18,117.59	(25.00)	18,092.59	18,117.59	(25.00)	217,411.00
Gross Profit	18,092.59	18,117.59	(25.00)	18,092.59	18,117.59	(25.00)	217,411.00
Expense							
5010 · Legal/Accounting	0.00	166.67	(166.67)	0.00	166.67	(166.67)	2,000.00
5020 · Management Fees	1,050.00	1,080.00	(30.00)	1,050.00	1,080.00	(30.00)	12,960.00
5100 · Administrative	458.33	166.67	291.66	458.33	166.67	291.66	2,000.00
5200 · Insurance	8,488.56	9,118.92	(630.36)	8,488.56	9,118.92	(630.36)	109,427.00
5201 · GAB Robbins Insurance Appraisal	0.00	62.50	(62.50)	0.00	62.50	(62.50)	750.00
5300 · Division Fees	0.00	24.00	(24.00)	0.00	24.00	(24.00)	288.00
5310 · Licenses/Fees	0.00	38.42	(38.42)	0.00	38.42	(38.42)	461.00
6000 · Maintenance/Repairs General	1,203.53	416.67	786.86	1,203.53	416.67	786.86	5,000.00
6000.1 · Electrical Feed Upgrade	0.00	950.00	(950.00)	0.00	950.00	(950.00)	11,400.00
6040 · Pest Control - Interior	0.00	240.00	(240.00)	0.00	240.00	(240.00)	2,880.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,301.00	3,301.00	0.00	3,301.00	3,301.00	0.00	39,612.00
6100.03 · Landscape Replacement/Sup...	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
6100.04 · Palm Trees over 15'	0.00	208.33	(208.33)	0.00	208.33	(208.33)	2,500.00
6100.05 · Misc.Tree Trimming	0.00	166.67	(166.67)	0.00	166.67	(166.67)	2,000.00
6100.06 · Common Area Mulch	0.00	166.67	(166.67)	0.00	166.67	(166.67)	2,000.00
6100.07 · Repair Lamp Poles	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
6101.01 · New Shade Trees	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00
6101.03 · Drip Lines in Common Areas	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
6200.01 · Pool Contract/Repairs	665.00	433.33	231.67	665.00	433.33	231.67	5,200.00
6200.03 · Pool Heater Contract	0.00	21.67	(21.67)	0.00	21.67	(21.67)	260.00
6200.04 · Pool Furniture	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00
7100 · Water/Sewer	108.07	201.17	(93.10)	108.07	201.17	(93.10)	2,414.00
7200 · Electricity	821.94	477.17	344.77	821.94	477.17	344.77	5,726.00
7700 · Interest Expense-Insurance Loan	148.37			148.37			
7900 · Contingency	0.00	77.75	(77.75)	0.00	77.75	(77.75)	933.00
Total Expense	16,244.80	18,117.61	(1,872.81)	16,244.80	18,117.61	(1,872.81)	217,411.00
Net Ordinary Income	1,847.79	(0.02)	1,847.81	1,847.79	(0.02)	1,847.81	0.00

Jacaranda Country Club Villas Condominium Association, Inc.
Revenue & Expense Budget Performance
 January 2018

02/14/18

	<u>Jan 18</u>	<u>Budget</u>	<u>\$ Over Budg...</u>	<u>Jan 18</u>	<u>YTD Budget</u>	<u>\$ Over Budg...</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Income							
8050 · Reserve Interest	5.09			5.09			
8530.01 · Pool Reserve	457.41	457.41	0.00	457.41	457.41	0.00	5,489.00
Total Other Income	<u>462.50</u>	<u>457.41</u>	<u>5.09</u>	<u>462.50</u>	<u>457.41</u>	<u>5.09</u>	<u>5,489.00</u>
Other Expense							
9599.00 · Reserves Contribution Transfer	462.50	457.41	5.09	462.50	457.41	5.09	5,489.00
Total Other Expense	<u>462.50</u>	<u>457.41</u>	<u>5.09</u>	<u>462.50</u>	<u>457.41</u>	<u>5.09</u>	<u>5,489.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>1,847.79</u></u>	<u><u>(0.02)</u></u>	<u><u>1,847.81</u></u>	<u><u>1,847.79</u></u>	<u><u>(0.02)</u></u>	<u><u>1,847.81</u></u>	<u><u>0.00</u></u>