

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 2018**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

Jacaranda Country Club Villas Condominium Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of April 30, 2018

	Apr 30, 18
ASSETS	
Current Assets	
Checking/Savings	
1001 · OPs Sabal Palm - 0896	104,991.28
1002 · Res Sabal Palm - 0739	17,763.51
Total Checking/Savings	122,754.79
Accounts Receivable	
1200 · Accounts Receivable	12,527.48
Total Accounts Receivable	12,527.48
Other Current Assets	
1400 · Prepaid Insurance	8,636.91
1499 · Undeposited Funds	1,400.00
Total Other Current Assets	10,036.91
Total Current Assets	145,319.18
TOTAL ASSETS	145,319.18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	1,364.58
Total Accounts Payable	1,364.58
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	32,685.12
2020 · Pre-Collected Rsrv Fees	914.91
Total Other Current Liabilities	33,600.03
Total Current Liabilities	34,964.61
Total Liabilities	34,964.61
Equity	
3901 · Prior Year Adjustment	(1,770.00)
3530.01 · Reserve - Pool	16,241.82
3550.01 · Reserve - Wall SKLAAR	1,500.48
3599.01 · Reserves - Interest	21.21
3600 · Beg Fund Bal - Operating	89,960.33
Net Income	4,400.73
Total Equity	110,354.57
TOTAL LIABILITIES & EQUITY	145,319.18

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

05/08/18

April 2018

	Apr 18	Budget	\$ Over Bud...	Jan - Apr 18	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	16,342.56	16,342.59	(0.03)	65,370.31	65,370.34	(0.03)	196,111.00
4280 · Misc. Income	50.00	25.00	25.00	200.00	100.00	100.00	300.00
4300 · Surplus Carry Forward	1,750.00	1,750.00	0.00	7,000.00	7,000.00	0.00	21,000.00
Total Income	18,142.56	18,117.59	24.97	72,570.31	72,470.34	99.97	217,411.00
Gross Profit	18,142.56	18,117.59	24.97	72,570.31	72,470.34	99.97	217,411.00
Expense							
5010 · Legal/Accounting	0.00	166.67	(166.67)	250.00	666.68	(416.68)	2,000.00
5020 · Management Fees	1,050.00	1,080.00	(30.00)	4,200.00	4,320.00	(120.00)	12,960.00
5100 · Administrative	138.19	166.67	(28.48)	628.29	666.68	(38.39)	2,000.00
5200 · Insurance	8,488.56	9,118.92	(630.36)	33,954.24	36,475.68	(2,521.44)	109,427.00
5201 · GAB Robbins Insurance Appraisal	0.00	62.50	(62.50)	0.00	250.00	(250.00)	750.00
5300 · Division Fees	0.00	24.00	(24.00)	0.00	96.00	(96.00)	288.00
5310 · Licenses/Fees	0.00	38.42	(38.42)	61.25	153.68	(92.43)	461.00
6000 · Maintenance/Repairs General	197.50	416.67	(219.17)	1,845.90	1,666.68	179.22	5,000.00
6000.1 · Electrical Feed Upgrade	980.00	950.00	30.00	5,880.00	3,800.00	2,080.00	11,400.00
6040 · Pest Control - Interior	0.00	240.00	(240.00)	725.00	960.00	(235.00)	2,880.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,301.00	3,301.00	0.00	13,204.00	13,204.00	0.00	39,612.00
6100.03 · Landscape Replacement/Sup...	398.14	250.00	148.14	398.14	1,000.00	(601.86)	3,000.00
6100.04 · Palm Trees over 15'	0.00	208.33	(208.33)	0.00	833.32	(833.32)	2,500.00
6100.05 · Misc.Tree Trimming	0.00	166.67	(166.67)	0.00	666.68	(666.68)	2,000.00
6100.06 · Common Area Mulch	0.00	166.67	(166.67)	0.00	666.68	(666.68)	2,000.00
6100.07 · Repair Lamp Poles	0.00	50.00	(50.00)	0.00	200.00	(200.00)	600.00
6100.09 · Irrigation Repairs	11.84	250.00	(238.16)	462.84	1,000.00	(537.16)	3,000.00
6101.01 · New Shade Trees	0.00	41.67	(41.67)	0.00	166.68	(166.68)	500.00
6101.03 · Drip Lines in Common Areas	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00
6200.01 · Pool Contract/Repairs	504.38	433.33	71.05	2,160.52	1,733.32	427.20	5,200.00
6200.03 · Pool Heater Contract	0.00	21.67	(21.67)	0.00	86.68	(86.68)	260.00
6200.04 · Pool Furniture	0.00	83.33	(83.33)	0.00	333.32	(333.32)	1,000.00
7100 · Water/Sewer	125.38	201.17	(75.79)	468.13	804.68	(336.55)	2,414.00
7200 · Electricity	429.15	477.17	(48.02)	2,422.95	1,908.68	514.27	5,726.00
7700 · Interest Expense-Insurance Loan	148.37	0.00	148.37	593.48	0.00	593.48	0.00
7900 · Contingency	0.00	77.75	(77.75)	0.00	311.00	(311.00)	933.00
Total Expense	15,772.51	18,117.61	(2,345.10)	67,254.74	72,470.44	(5,215.70)	217,411.00
Net Ordinary Income	2,370.05	(0.02)	2,370.07	5,315.57	(0.10)	5,315.67	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	5.75	0.00	5.75	21.21	0.00	21.21	0.00
8530.01 · Pool Reserve	457.41	1,372.25	(914.84)	1,829.66	2,744.50	(914.84)	5,489.00
Total Other Income	463.16	1,372.25	(909.09)	1,850.87	2,744.50	(893.63)	5,489.00
Other Expense							
9599.00 · Reserves Contribution Transfer	1,378.00	1,372.25	5.75	2,765.71	2,744.50	21.21	5,489.00
Total Other Expense	1,378.00	1,372.25	5.75	2,765.71	2,744.50	21.21	5,489.00
Net Other Income	(914.84)	0.00	(914.84)	(914.84)	0.00	(914.84)	0.00
Net Income	1,455.21	(0.02)	1,455.23	4,400.73	(0.10)	4,400.83	0.00