

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

08/09/18

	Jul 31, 18
ASSETS	
Current Assets	
Checking/Savings	
1001 · OPs Sabal Palm - 0896	110,338.82
1001.01 · Due to/from Op	(1,372.25)
1002 · Res Sabal Palm - 0739	17,781.38
1002.01 · Due to/from Res	1,372.25
Total Checking/Savings	128,120.20
Accounts Receivable	
1200 · Accounts Receivable	3,838.22
Total Accounts Receivable	3,838.22
Other Current Assets	
1400 · Prepaid Insurance	84,506.35
1499 · Undeposited Funds	3,007.94
Total Other Current Assets	87,514.29
Total Current Assets	219,472.71
TOTAL ASSETS	219,472.71
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	2,193.97
Total Accounts Payable	2,193.97
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	32,685.19
2015 · Insurance Suspense	(706.00)
2035 · Note Payable-Prem Assign/Insur	76,251.33
Total Other Current Liabilities	108,230.52
Total Current Liabilities	110,424.49
Total Liabilities	110,424.49
Equity	
3530.01 · Reserve - Pool	17,614.07
3550.01 · Reserve - Wall SKLAAR	1,500.48
3599.01 · Reserves - Interest	39.08
3600 · Beg Fund Bal - Operating	84,710.33
3901 · Prior Year Adjustment	(1,770.00)
Net Income	6,954.26
Total Equity	109,048.22
TOTAL LIABILITIES & EQUITY	219,472.71

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

08/09/18

July 2018

	Jul 18	Budget	\$ Over Budget	Jan - Jul 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	16,342.56	16,342.59	(0.03)	114,398.06	114,398.09	(0.03)	196,111.00
4240 · Interest Income	93.24	0.00	93.24	219.54	0.00	219.54	0.00
4280 · Misc. Income	360.00	25.00	335.00	770.00	175.00	595.00	300.00
4300 · Surplus Carry Forward	1,750.00	1,750.00	0.00	12,250.00	12,250.00	0.00	21,000.00
Total Income	18,545.80	18,117.59	428.21	127,637.60	126,823.09	814.51	217,411.00
Gross Profit	18,545.80	18,117.59	428.21	127,637.60	126,823.09	814.51	217,411.00
Expense							
5010 · Legal/Accounting	1,581.34	166.67	1,414.67	1,831.34	1,166.69	664.65	2,000.00
5020 · Management Fees	1,050.00	1,080.00	(30.00)	7,350.00	7,560.00	(210.00)	12,960.00
5100 · Administrative	112.26	166.67	(54.41)	1,052.07	1,166.69	(114.62)	2,000.00
5200 · Insurance	8,269.90	9,118.92	(849.02)	58,982.58	63,832.44	(4,849.86)	109,427.00
5201 · GAB Robbins Insurance Appraisal	0.00	62.50	(62.50)	0.00	437.50	(437.50)	750.00
5300 · Division Fees	0.00	24.00	(24.00)	0.00	168.00	(168.00)	288.00
5310 · Licenses/Fees	0.00	38.42	(38.42)	461.60	268.94	192.66	461.00
6000 · Maintenance/Repairs General	0.00	416.67	(416.67)	1,845.90	2,916.69	(1,070.79)	5,000.00
6000.1 · Electrical Feed Upgrade	0.00	950.00	(950.00)	6,097.00	6,650.00	(553.00)	11,400.00
6040 · Pest Control - Interior	0.00	240.00	(240.00)	1,850.00	1,680.00	170.00	2,880.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,301.00	3,301.00	0.00	23,107.00	23,107.00	0.00	39,612.00
6100.03 · Landscape Replacement/Supplies	260.00	250.00	10.00	474.95	1,750.00	(1,275.05)	3,000.00
6100.04 · Palm Trees over 15'	0.00	208.33	(208.33)	1,000.00	1,458.31	(458.31)	2,500.00
6100.05 · Misc. Tree Trimming	0.00	166.67	(166.67)	0.00	1,166.69	(1,166.69)	2,000.00
6100.06 · Common Area Mulch	0.00	166.67	(166.67)	0.00	1,166.69	(1,166.69)	2,000.00
6100.07 · Repair Lamp Poles	0.00	50.00	(50.00)	0.00	350.00	(350.00)	600.00
6100.09 · Irrigation Repairs	60.00	250.00	(190.00)	522.84	1,750.00	(1,227.16)	3,000.00
6101.01 · New Shade Trees	0.00	41.67	(41.67)	250.00	291.69	(41.69)	500.00
6101.03 · Drip Lines in Common Areas	0.00	125.00	(125.00)	0.00	875.00	(875.00)	1,500.00
6200.01 · Pool Contract/Repairs	490.00	433.33	56.67	3,592.90	3,033.31	559.59	5,200.00
6200.03 · Pool Heater Contract	0.00	21.67	(21.67)	0.00	151.69	(151.69)	260.00
6200.04 · Pool Furniture	0.00	83.33	(83.33)	0.00	583.31	(583.31)	1,000.00
7100 · Water/Sewer	209.07	201.17	7.90	918.32	1,408.19	(489.87)	2,414.00
7200 · Electricity	306.12	477.17	(171.05)	3,433.87	3,340.19	93.68	5,726.00
7700 · Interest Expense-Insurance Loan	180.73	0.00	180.73	1,103.31	0.00	1,103.31	0.00
7800 · Bad Debt Expense	0.00	0.00	0.00	6,809.66	0.00	6,809.66	0.00
7900 · Contingency	0.00	77.75	(77.75)	0.00	544.25	(544.25)	933.00
Total Expense	15,820.42	18,117.61	(2,297.19)	120,683.34	126,823.27	(6,139.93)	217,411.00
Net Ordinary Income	2,725.38	(0.02)	2,725.40	6,954.26	(0.18)	6,954.44	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	6.02	0.00	6.02	39.08	0.00	39.08	0.00
8530.01 · Pool Reserve	1,372.25	1,372.25	0.00	4,116.75	4,116.75	0.00	5,489.00
Total Other Income	1,378.27	1,372.25	6.02	4,155.83	4,116.75	39.08	5,489.00
Other Expense							
9599.00 · Reserves Contribution Transfer	1,378.27	1,372.25	6.02	4,155.83	4,116.75	39.08	5,489.00
Total Other Expense	1,378.27	1,372.25	6.02	4,155.83	4,116.75	39.08	5,489.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	2,725.38	(0.02)	2,725.40	6,954.26	(0.18)	6,954.44	0.00