

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

09/10/18

	Aug 31, 18
ASSETS	
Current Assets	
Checking/Savings	
1001 · OPs Sabal Palm - 0896	98,189.37
1002 · Res Sabal Palm - 0739	19,160.00
Total Checking/Savings	117,349.37
Accounts Receivable	
1200 · Accounts Receivable	408.00
Total Accounts Receivable	408.00
Other Current Assets	
1400 · Prepaid Insurance	76,055.72
Total Other Current Assets	76,055.72
Total Current Assets	193,813.09
TOTAL ASSETS	193,813.09
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	4,710.23
Total Accounts Payable	4,710.23
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	16,342.63
2015 · Insurance Suspense	(706.00)
2035 · Note Payable-Prem Assign/Insur	67,778.96
Total Other Current Liabilities	83,415.59
Total Current Liabilities	88,125.82
Total Liabilities	88,125.82
Equity	
3530.01 · Reserve - Pool	17,614.07
3550.01 · Reserve - Wall SKLAAR	1,500.48
3599.01 · Reserves - Interest	45.45
3600 · Beg Fund Bal - Operating	82,960.33
3901 · Prior Year Adjustment	(1,770.00)
Net Income	5,336.94
Total Equity	105,687.27
TOTAL LIABILITIES & EQUITY	193,813.09

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

09/10/18

August 2018

	Aug 18	Budget	\$ Over Budget	Jan - Aug 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	16,342.56	16,342.58	(0.02)	130,740.62	130,740.67	(0.05)	196,111.00
4240 · Interest Income	11.04	0.00	11.04	230.58	0.00	230.58	0.00
4280 · Misc. Income	150.00	25.00	125.00	920.00	200.00	720.00	300.00
4300 · Surplus Carry Forward	1,750.00	1,750.00	0.00	14,000.00	14,000.00	0.00	21,000.00
Total Income	18,253.60	18,117.58	136.02	145,891.20	144,940.67	950.53	217,411.00
Gross Profit	18,253.60	18,117.58	136.02	145,891.20	144,940.67	950.53	217,411.00
Expense							
5010 · Legal/Accounting	0.00	166.67	(166.67)	1,831.34	1,333.36	497.98	2,000.00
5020 · Management Fees	1,050.00	1,080.00	(30.00)	8,400.00	8,640.00	(240.00)	12,960.00
5100 · Administrative	170.55	166.67	3.88	1,222.62	1,333.36	(110.74)	2,000.00
5200 · Insurance	8,269.90	9,118.92	(849.02)	67,252.48	72,951.36	(5,698.88)	109,427.00
5201 · GAB Robbins Insurance Appraisal	0.00	62.50	(62.50)	0.00	500.00	(500.00)	750.00
5300 · Division Fees	0.00	24.00	(24.00)	0.00	192.00	(192.00)	288.00
5310 · Licenses/Fees	0.00	38.42	(38.42)	461.60	307.36	154.24	461.00
6000 · Maintenance/Repairs General	268.73	416.67	(147.94)	2,114.63	3,333.36	(1,218.73)	5,000.00
6000.1 · Electrical Feed Upgrade	0.00	950.00	(950.00)	6,097.00	7,600.00	(1,503.00)	11,400.00
6040 · Pest Control - Interior	790.00	240.00	550.00	2,640.00	1,920.00	720.00	2,880.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,301.00	3,301.00	0.00	26,408.00	26,408.00	0.00	39,612.00
6100.03 · Landscape Replacement/Supplies	0.00	250.00	(250.00)	474.95	2,000.00	(1,525.05)	3,000.00
6100.04 · Palm Trees over 15'	0.00	208.33	(208.33)	1,000.00	1,666.64	(666.64)	2,500.00
6100.05 · Misc. Tree Trimming	4,800.00	166.67	4,633.33	4,800.00	1,333.36	3,466.64	2,000.00
6100.06 · Common Area Mulch	0.00	166.67	(166.67)	0.00	1,333.36	(1,333.36)	2,000.00
6100.07 · Repair Lamp Poles	0.00	50.00	(50.00)	0.00	400.00	(400.00)	600.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	522.84	2,000.00	(1,477.16)	3,000.00
6101.01 · New Shade Trees	0.00	41.67	(41.67)	250.00	333.36	(83.36)	500.00
6101.03 · Drip Lines in Common Areas	0.00	125.00	(125.00)	0.00	1,000.00	(1,000.00)	1,500.00
6200.01 · Pool Contract/Repairs	450.00	433.33	16.67	4,042.90	3,466.64	576.26	5,200.00
6200.03 · Pool Heater Contract	0.00	21.67	(21.67)	0.00	173.36	(173.36)	260.00
6200.04 · Pool Furniture	0.00	83.33	(83.33)	0.00	666.64	(666.64)	1,000.00
7100 · Water/Sewer	179.03	201.17	(22.14)	1,097.35	1,609.36	(512.01)	2,414.00
7200 · Electricity	335.98	477.17	(141.19)	3,769.85	3,817.36	(47.51)	5,726.00
7700 · Interest Expense-Insurance Loan	180.73	0.00	180.73	1,284.04	0.00	1,284.04	0.00
7800 · Bad Debt Expense	0.00	0.00	0.00	6,809.66	0.00	6,809.66	0.00
7900 · Contingency	75.00	77.75	(2.75)	75.00	622.00	(547.00)	933.00
Total Expense	19,870.92	18,117.61	1,753.31	140,554.26	144,940.88	(4,386.62)	217,411.00
Net Ordinary Income	(1,617.32)	(0.03)	(1,617.29)	5,336.94	(0.21)	5,337.15	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	6.37	0.00	6.37	45.45	0.00	45.45	0.00
8530.01 · Pool Reserve	0.00	0.00	0.00	4,116.75	4,116.75	0.00	5,489.00
Total Other Income	6.37	0.00	6.37	4,162.20	4,116.75	45.45	5,489.00
Other Expense							
9599.00 · Reserves Contribution Transfer	6.37	0.00	6.37	4,162.20	4,116.75	45.45	5,489.00
Total Other Expense	6.37	0.00	6.37	4,162.20	4,116.75	45.45	5,489.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	(1,617.32)	(0.03)	(1,617.29)	5,336.94	(0.21)	5,337.15	0.00