

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

10/04/18

	Sep 30, 18
ASSETS	
Current Assets	
Checking/Savings	
1001 · OPs Sabal Palm - 0896	101,125.40
1002 · Res Sabal Palm - 0739	19,166.29
Total Checking/Savings	120,291.69
Accounts Receivable	
1200 · Accounts Receivable	(21,965.96)
Total Accounts Receivable	(21,965.96)
Other Current Assets	
1400 · Prepaid Insurance	67,605.09
Total Other Current Assets	67,605.09
Total Current Assets	165,930.82
TOTAL ASSETS	165,930.82
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	542.55
Total Accounts Payable	542.55
Other Current Liabilities	
2015 · Insurance Suspense	(706.00)
2035 · Note Payable-Prem Assign/Insur	59,306.59
Total Other Current Liabilities	58,600.59
Total Current Liabilities	59,143.14
Total Liabilities	59,143.14
Equity	
3530.01 · Reserve - Pool	17,614.07
3550.01 · Reserve - Wall SKLAAR	1,500.48
3599.01 · Reserves - Interest	51.74
3600 · Beg Fund Bal - Operating	81,210.33
3901 · Prior Year Adjustment	(1,770.00)
Net Income	8,181.06
Total Equity	106,787.68
TOTAL LIABILITIES & EQUITY	165,930.82

Jacaranda Country Club Villas Condominium Association, Inc.

Revenue & Expense Budget Performance

September 2018

10/04/18

	Sep 18	Budget	\$ Over Budget	Jan - Sep 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	16,342.63	16,342.58	0.05	147,083.25	147,083.25	0.00	196,111.00
4240 · Interest Income	26.04	0.00	26.04	256.62	0.00	256.62	0.00
4280 · Misc. Income	0.00	25.00	(25.00)	920.00	225.00	695.00	300.00
4300 · Surplus Carry Forward	1,750.00	1,750.00	0.00	15,750.00	15,750.00	0.00	21,000.00
Total Income	18,118.67	18,117.58	1.09	164,009.87	163,058.25	951.62	217,411.00
Gross Profit	18,118.67	18,117.58	1.09	164,009.87	163,058.25	951.62	217,411.00
Expense							
5010 · Legal/Accounting	0.00	166.67	(166.67)	1,831.34	1,500.03	331.31	2,000.00
5020 · Management Fees	1,050.00	1,080.00	(30.00)	9,450.00	9,720.00	(270.00)	12,960.00
5100 · Administrative	88.25	166.67	(78.42)	1,310.87	1,500.03	(189.16)	2,000.00
5200 · Insurance	8,269.90	9,118.92	(849.02)	75,522.38	82,070.28	(6,547.90)	109,427.00
5201 · GAB Robbins Insurance Appraisal	0.00	62.50	(62.50)	0.00	562.50	(562.50)	750.00
5300 · Division Fees	0.00	24.00	(24.00)	0.00	216.00	(216.00)	288.00
5310 · Licenses/Fees	0.00	38.42	(38.42)	461.60	345.78	115.82	461.00
6000 · Maintenance/Repairs General	170.36	416.67	(246.31)	2,284.99	3,750.03	(1,465.04)	5,000.00
6000.1 · Electrical Feed Upgrade	0.00	950.00	(950.00)	6,097.00	8,550.00	(2,453.00)	11,400.00
6040 · Pest Control - Interior	790.00	240.00	550.00	3,430.00	2,160.00	1,270.00	2,880.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,301.00	3,301.00	0.00	29,709.00	29,709.00	0.00	39,612.00
6100.03 · Landscape Replacement/Supplies	50.00	250.00	(200.00)	524.95	2,250.00	(1,725.05)	3,000.00
6100.04 · Palm Trees over 15'	0.00	208.33	(208.33)	1,000.00	1,874.97	(874.97)	2,500.00
6100.05 · Misc. Tree Trimming	0.00	166.67	(166.67)	4,800.00	1,500.03	3,299.97	2,000.00
6100.06 · Common Area Mulch	0.00	166.67	(166.67)	0.00	1,500.03	(1,500.03)	2,000.00
6100.07 · Repair Lamp Poles	0.00	50.00	(50.00)	0.00	450.00	(450.00)	600.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	522.84	2,250.00	(1,727.16)	3,000.00
6101.01 · New Shade Trees	0.00	41.67	(41.67)	250.00	375.03	(125.03)	500.00
6101.03 · Drip Lines in Common Areas	175.00	125.00	50.00	175.00	1,125.00	(950.00)	1,500.00
6200.01 · Pool Contract/Repairs	512.95	433.33	79.62	4,555.85	3,899.97	655.88	5,200.00
6200.03 · Pool Heater Contract	260.00	21.67	238.33	260.00	195.03	64.97	260.00
6200.04 · Pool Furniture	0.00	83.33	(83.33)	0.00	749.97	(749.97)	1,000.00
7100 · Water/Sewer	256.29	201.17	55.12	1,353.64	1,810.53	(456.89)	2,414.00
7200 · Electricity	245.07	477.17	(232.10)	4,014.92	4,294.53	(279.61)	5,726.00
7700 · Interest Expense-Insurance Loan	180.73	0.00	180.73	1,464.77	0.00	1,464.77	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	(152.75)	0.00	699.75	(699.75)	933.00
Total Expense	15,274.55	18,117.61	(2,843.06)	155,828.81	163,058.49	(7,229.68)	217,411.00
Net Ordinary Income	2,844.12	(0.03)	2,844.15	8,181.06	(0.24)	8,181.30	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	6.29	0.00	6.29	51.74	0.00	51.74	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	6.29	0.00	6.29	4,168.49	4,116.75	51.74	5,489.00
Other Expense							
9599.00 · Reserves Contribution Transfer	6.29	0.00	6.29	4,168.49	4,116.75	51.74	5,489.00
Total Other Expense	6.29	0.00	6.29	4,168.49	4,116.75	51.74	5,489.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	2,844.12	(0.03)	2,844.15	8,181.06	(0.24)	8,181.30	0.00