

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

11/09/18

	Oct 31, 18
ASSETS	
Current Assets	
Checking/Savings	
1001 · OPs Sabal Palm - 0896	113,335.20
1002 · Res Sabal Palm - 0739	20,545.29
Total Checking/Savings	133,880.49
Accounts Receivable	
1200 · Accounts Receivable	434.04
Total Accounts Receivable	434.04
Other Current Assets	
1400 · Prepaid Insurance	59,154.46
Total Other Current Assets	59,154.46
Total Current Assets	193,468.99
TOTAL ASSETS	193,468.99
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	4,258.69
Total Accounts Payable	4,258.69
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	32,685.19
2035 · Note Payable-Prem Assign/Insur	50,834.22
Total Other Current Liabilities	83,519.41
Total Current Liabilities	87,778.10
Total Liabilities	87,778.10
Equity	
3530.01 · Reserve - Pool	18,986.32
3550.01 · Reserve - Wall SKLAAR	1,500.48
3599.01 · Reserves - Interest	58.49
3600 · Beg Fund Bal - Operating	79,460.33
3901 · Prior Year Adjustment	(1,770.00)
Net Income	7,455.27
Total Equity	105,690.89
TOTAL LIABILITIES & EQUITY	193,468.99

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

11/09/18

October 2018

	Oct 18	Budget	\$ Over Budget	Jan - Oct 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	16,342.56	16,342.59	(0.03)	163,425.81	163,425.84	(0.03)	196,111.00
4240 · Interest Income	0.00	0.00	0.00	256.62	0.00	256.62	0.00
4280 · Misc. Income	0.00	25.00	(25.00)	920.00	250.00	670.00	300.00
4300 · Surplus Carry Forward	1,750.00	1,750.00	0.00	17,500.00	17,500.00	0.00	21,000.00
Total Income	18,092.56	18,117.59	(25.03)	182,102.43	181,175.84	926.59	217,411.00
Gross Profit	18,092.56	18,117.59	(25.03)	182,102.43	181,175.84	926.59	217,411.00
Expense							
5010 · Legal/Accounting	0.00	166.67	(166.67)	1,831.34	1,666.70	164.64	2,000.00
5020 · Management Fees	1,050.00	1,080.00	(30.00)	10,500.00	10,800.00	(300.00)	12,960.00
5100 · Administrative	256.03	166.67	89.36	1,566.90	1,666.70	(99.80)	2,000.00
5200 · Insurance	8,269.90	9,118.92	(849.02)	83,792.28	91,189.20	(7,396.92)	109,427.00
5201 · GAB Robbins Insurance Appraisal	0.00	62.50	(62.50)	0.00	625.00	(625.00)	750.00
5300 · Division Fees	0.00	24.00	(24.00)	0.00	240.00	(240.00)	288.00
5310 · Licenses/Fees	0.00	38.42	(38.42)	461.60	384.20	77.40	461.00
6000 · Maintenance/Repairs General	0.00	416.67	(416.67)	2,284.99	4,166.70	(1,881.71)	5,000.00
6000.1 · Electrical Feed Upgrade	0.00	950.00	(950.00)	6,097.00	9,500.00	(3,403.00)	11,400.00
6040 · Pest Control - Interior	195.00	240.00	(45.00)	3,625.00	2,400.00	1,225.00	2,880.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,301.00	3,301.00	0.00	33,010.00	33,010.00	0.00	39,612.00
6100.03 · Landscape Replacement/Supplies	94.08	250.00	(155.92)	619.03	2,500.00	(1,880.97)	3,000.00
6100.04 · Palm Trees over 15'	3,530.00	208.33	3,321.67	4,530.00	2,083.30	2,446.70	2,500.00
6100.05 · Misc. Tree Trimming	0.00	166.67	(166.67)	4,800.00	1,666.70	3,133.30	2,000.00
6100.06 · Common Area Mulch	0.00	166.67	(166.67)	0.00	1,666.70	(1,666.70)	2,000.00
6100.07 · Repair Lamp Poles	0.00	50.00	(50.00)	0.00	500.00	(500.00)	600.00
6100.09 · Irrigation Repairs	893.00	250.00	643.00	1,415.84	2,500.00	(1,084.16)	3,000.00
6101.01 · Tree Replacement	0.00	41.67	(41.67)	250.00	416.70	(166.70)	500.00
6101.03 · Drip Lines in Common Areas	0.00	125.00	(125.00)	175.00	1,250.00	(1,075.00)	1,500.00
6200.01 · Pool Contract/Repairs	490.00	433.33	56.67	5,045.85	4,333.30	712.55	5,200.00
6200.03 · Pool Heater Contract	0.00	21.67	(21.67)	260.00	216.70	43.30	260.00
6200.04 · Pool Furniture	0.00	83.33	(83.33)	0.00	833.30	(833.30)	1,000.00
7100 · Water/Sewer	231.61	201.17	30.44	1,585.25	2,011.70	(426.45)	2,414.00
7200 · Electricity	294.60	477.17	(182.57)	4,309.52	4,771.70	(462.18)	5,726.00
7700 · Interest Expense-Insurance Loan	180.73	0.00	180.73	1,645.50	0.00	1,645.50	0.00
7800 · Bad Debt Expense	0.00	0.00	0.00	6,809.66	0.00	6,809.66	0.00
7900 · Contingency	32.40	77.75	(45.35)	32.40	777.50	(745.10)	933.00
Total Expense	18,818.35	18,117.61	700.74	174,647.16	181,176.10	(6,528.94)	217,411.00
Net Ordinary Income	(725.79)	(0.02)	(725.77)	7,455.27	(0.26)	7,455.53	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	6.75	0.00	6.75	58.49	0.00	58.49	0.00
8530.01 · Pool Reserve	1,372.25	1,372.25	0.00	5,489.00	5,489.00	0.00	5,489.00
Total Other Income	1,379.00	1,372.25	6.75	5,547.49	5,489.00	58.49	5,489.00
Other Expense							
9599.00 · Reserves Contribution Transfer	1,379.00	1,372.25	6.75	5,547.49	5,489.00	58.49	5,489.00
Total Other Expense	1,379.00	1,372.25	6.75	5,547.49	5,489.00	58.49	5,489.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	(725.79)	(0.02)	(725.77)	7,455.27	(0.26)	7,455.53	0.00