

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
November 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.**

12/18/18

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

|                                       | Nov 30, 18        |
|---------------------------------------|-------------------|
| <b>ASSETS</b>                         |                   |
| Current Assets                        |                   |
| Checking/Savings                      |                   |
| 1001 · OPs Sabal Palm - 0896          | 96,803.18         |
| 1001.01 · Due to/from Op              | 1,759.13          |
| 1002 · Res Sabal Palm - 0739          | 20,552.03         |
| 1002.01 · Due to/from Res             | (1,759.13)        |
| Total Checking/Savings                | 117,355.21        |
| Accounts Receivable                   |                   |
| 1200 · Accounts Receivable            | 521.86            |
| Total Accounts Receivable             | 521.86            |
| Other Current Assets                  |                   |
| 1400 · Prepaid Insurance              | 50,703.83         |
| Total Other Current Assets            | 50,703.83         |
| Total Current Assets                  | 168,580.90        |
| <b>TOTAL ASSETS</b>                   | <b>168,580.90</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| Liabilities                           |                   |
| Current Liabilities                   |                   |
| Accounts Payable                      |                   |
| 2001 · *Accounts Payable              | 642.66            |
| Total Accounts Payable                | 642.66            |
| Other Current Liabilities             |                   |
| 2010 · Pre-Collected Maint Fee        | 16,342.63         |
| 2035 · Note Payable-Prem Assign/Insur | 42,361.85         |
| Total Other Current Liabilities       | 58,704.48         |
| Total Current Liabilities             | 59,347.14         |
| Total Liabilities                     | 59,347.14         |
| Equity                                |                   |
| 3530.01 · Reserve - Pool              | 17,227.19         |
| 3550.01 · Reserve - Wall SKLAAR       | 1,500.48          |
| 3599.01 · Reserves - Interest         | 65.23             |
| 3600 · Beg Fund Bal - Operating       | 77,710.33         |
| 3901 · Prior Year Adjustment          | (1,770.00)        |
| Net Income                            | 14,500.53         |
| Total Equity                          | 109,233.76        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>168,580.90</b> |

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

12/18/18

November 2018

|  | Nov 18           | Budget           | \$ Over Bud...    | Jan - Nov 18      | YTD Budget        | \$ Over Bud...     | Annual Bud...     |
|--|------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| <b>Ordinary Income/Expense</b>           |                  |                  |                   |                   |                   |                    |                   |
| Income                                   |                  |                  |                   |                   |                   |                    |                   |
| 4000 · Maintenance Fees                  | 16,342.56        | 16,342.58        | (0.02)            | 179,768.37        | 179,768.42        | (0.05)             | 196,111.00        |
| 4240 · Interest Income                   | 52.82            | 0.00             | 52.82             | 309.44            | 0.00              | 309.44             | 0.00              |
| 4280 · Misc. Income                      | 35.00            | 25.00            | 10.00             | 955.00            | 275.00            | 680.00             | 300.00            |
| 4300 · Surplus Carry Forward             | 1,750.00         | 1,750.00         | 0.00              | 19,250.00         | 19,250.00         | 0.00               | 21,000.00         |
| <b>Total Income</b>                      | <b>18,180.38</b> | <b>18,117.58</b> | <b>62.80</b>      | <b>200,282.81</b> | <b>199,293.42</b> | <b>989.39</b>      | <b>217,411.00</b> |
| <b>Gross Profit</b>                      | <b>18,180.38</b> | <b>18,117.58</b> | <b>62.80</b>      | <b>200,282.81</b> | <b>199,293.42</b> | <b>989.39</b>      | <b>217,411.00</b> |
| <b>Expense</b>                           |                  |                  |                   |                   |                   |                    |                   |
| 5010 · Legal/Accounting                  | 0.00             | 166.67           | (166.67)          | 1,831.34          | 1,833.37          | (2.03)             | 2,000.00          |
| 5020 · Management Fees                   | 1,050.00         | 1,080.00         | (30.00)           | 11,550.00         | 11,880.00         | (330.00)           | 12,960.00         |
| 5100 · Administrative                    | 28.29            | 166.67           | (138.38)          | 1,595.19          | 1,833.37          | (238.18)           | 2,000.00          |
| 5200 · Insurance                         | 8,269.90         | 9,118.92         | (849.02)          | 92,062.18         | 100,308.12        | (8,245.94)         | 109,427.00        |
| 5201 · GAB Robbins Insurance Appraisal   | 0.00             | 62.50            | (62.50)           | 0.00              | 687.50            | (687.50)           | 750.00            |
| 5300 · Division Fees                     | 0.00             | 24.00            | (24.00)           | 0.00              | 264.00            | (264.00)           | 288.00            |
| 5310 · Licenses/Fees                     | 0.00             | 38.42            | (38.42)           | 461.60            | 422.62            | 38.98              | 461.00            |
| 6000 · Maintenance/Repairs General       | 618.78           | 416.67           | 202.11            | 2,903.77          | 4,583.37          | (1,679.60)         | 5,000.00          |
| 6000.1 · Electrical Feed Upgrade         | 0.00             | 950.00           | (950.00)          | 6,097.00          | 10,450.00         | (4,353.00)         | 11,400.00         |
| 6040 · Pest Control - Interior           | 65.00            | 240.00           | (175.00)          | 3,690.00          | 2,640.00          | 1,050.00           | 2,880.00          |
| 6100.01 · Lawn/Shrub/Irrigation Contract | 0.00             | 3,301.00         | (3,301.00)        | 33,010.00         | 36,311.00         | (3,301.00)         | 39,612.00         |
| 6100.03 · Landscape Replacement/Sup...   | 0.00             | 250.00           | (250.00)          | 619.03            | 2,750.00          | (2,130.97)         | 3,000.00          |
| 6100.04 · Palm Trees over 15'            | 0.00             | 208.33           | (208.33)          | 4,530.00          | 2,291.63          | 2,238.37           | 2,500.00          |
| 6100.05 · Misc.Tree Trimming             | 0.00             | 166.67           | (166.67)          | 4,800.00          | 1,833.37          | 2,966.63           | 2,000.00          |
| 6100.06 · Common Area Mulch              | 0.00             | 166.67           | (166.67)          | 0.00              | 1,833.37          | (1,833.37)         | 2,000.00          |
| 6100.07 · Repair Lamp Poles              | 0.00             | 50.00            | (50.00)           | 0.00              | 550.00            | (550.00)           | 600.00            |
| 6100.09 · Irrigation Repairs             | 0.00             | 250.00           | (250.00)          | 1,415.84          | 2,750.00          | (1,334.16)         | 3,000.00          |
| 6101.01 · Tree Replacement               | 0.00             | 41.67            | (41.67)           | 250.00            | 458.37            | (208.37)           | 500.00            |
| 6101.03 · Drip Lines in Common Areas     | 0.00             | 125.00           | (125.00)          | 175.00            | 1,375.00          | (1,200.00)         | 1,500.00          |
| 6200.01 · Pool Contract/Repairs          | 450.00           | 433.33           | 16.67             | 5,495.85          | 4,766.63          | 729.22             | 5,200.00          |
| 6200.03 · Pool Heater Contract           | 0.00             | 21.67            | (21.67)           | 260.00            | 238.37            | 21.63              | 260.00            |
| 6200.04 · Pool Furniture                 | 0.00             | 83.33            | (83.33)           | 0.00              | 916.63            | (916.63)           | 1,000.00          |
| 7100 · Water/Sewer                       | 0.00             | 201.17           | (201.17)          | 1,585.25          | 2,212.87          | (627.62)           | 2,414.00          |
| 7200 · Electricity                       | 472.42           | 477.17           | (4.75)            | 4,781.94          | 5,248.87          | (466.93)           | 5,726.00          |
| 7700 · Interest Expense-Insurance Loan   | 180.73           | 0.00             | 180.73            | 1,826.23          | 0.00              | 1,826.23           | 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)           | 32.40             | 855.25            | (822.85)           | 933.00            |
| <b>Total Expense</b>                     | <b>11,135.12</b> | <b>18,117.61</b> | <b>(6,982.49)</b> | <b>185,782.28</b> | <b>199,293.71</b> | <b>(13,511.43)</b> | <b>217,411.00</b> |
| <b>Net Ordinary Income</b>               | <b>7,045.26</b>  | <b>(0.03)</b>    | <b>7,045.29</b>   | <b>14,500.53</b>  | <b>(0.29)</b>     | <b>14,500.82</b>   | <b>0.00</b>       |
| <b>Other Income/Expense</b>              |                  |                  |                   |                   |                   |                    |                   |
| Other Income                             |                  |                  |                   |                   |                   |                    |                   |
| 8050 · Reserve Interest                  | 6.74             | 0.00             | 6.74              | 65.23             | 0.00              | 65.23              | 0.00              |
| 8530.01 · Pool Reserve                   | 0.00             | 0.00             | 0.00              | 5,489.00          | 5,489.00          | 0.00               | 5,489.00          |
| <b>Total Other Income</b>                | <b>6.74</b>      | <b>0.00</b>      | <b>6.74</b>       | <b>5,554.23</b>   | <b>5,489.00</b>   | <b>65.23</b>       | <b>5,489.00</b>   |
| Other Expense                            |                  |                  |                   |                   |                   |                    |                   |
| 9599.00 · Reserves Contribution Transfer | 6.74             | 0.00             | 6.74              | 5,554.23          | 5,489.00          | 65.23              | 5,489.00          |
| <b>Total Other Expense</b>               | <b>6.74</b>      | <b>0.00</b>      | <b>6.74</b>       | <b>5,554.23</b>   | <b>5,489.00</b>   | <b>65.23</b>       | <b>5,489.00</b>   |
| <b>Net Other Income</b>                  | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>        | <b>0.00</b>       |
| <b>Net Income</b>                        | <b>7,045.26</b>  | <b>(0.03)</b>    | <b>7,045.29</b>   | <b>14,500.53</b>  | <b>(0.29)</b>     | <b>14,500.82</b>   | <b>0.00</b>       |