

**JACARANDA COUNTRY CLUB VILLAS  
CONDOMINIUM ASSOCIATION, INC.  
YEAR-END FINANCIAL REPORTS  
FISCAL YEAR 2018**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

**Prepared By: Sunstate Association Management Group, Inc.**

01/24/19

**Jacaranda Country Club Villas Condominium Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
 As of December 31, 2018

	Dec 31, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1001 · OPs Sabal Palm - 0896	104,655.32
1002 · Res Sabal Palm - 0739	17,039.92
Total Checking/Savings	121,695.24
Accounts Receivable	
1200 · Accounts Receivable	(20,030.18)
Total Accounts Receivable	(20,030.18)
Other Current Assets	
1400 · Prepaid Insurance	42,253.20
1499 · Undeposited Funds	1,450.00
Total Other Current Assets	43,703.20
Total Current Assets	145,368.26
<b>TOTAL ASSETS</b>	<b><u>145,368.26</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	7,340.04
Total Accounts Payable	7,340.04
Other Current Liabilities	
2035 · Note Payable-Prem Assign/Insur	33,889.48
Total Other Current Liabilities	33,889.48
Total Current Liabilities	41,229.52
Total Liabilities	41,229.52
Equity	
3530.01 · Reserve - Pool	15,468.06
3550.01 · Reserve - Wall SKLAAR	1,500.48
3599.01 · Reserves - Interest	71.38
3600 · Beg Fund Bal - Operating	75,960.33
3901 · Prior Year Adjustment	(1,770.00)
Net Income	12,908.49
Total Equity	104,138.74
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>145,368.26</u></b>

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

01/24/19

December 2018

	Dec 18	Budget	\$ Over Bud...	Jan - Dec 18	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Ordinary Income/Expense</b>							
Income							
4000 · Maintenance Fees	16,342.63	16,342.58	0.05	196,111.00	196,111.00	0.00	196,111.00
4240 · Interest Income	(127.04)	0.00	(127.04)	182.40	0.00	182.40	0.00
4280 · Misc. Income	(150.00)	25.00	(175.00)	805.00	300.00	505.00	300.00
4300 · Surplus Carry Forward	1,750.00	1,750.00	0.00	21,000.00	21,000.00	0.00	21,000.00
<b>Total Income</b>	<b>17,815.59</b>	<b>18,117.58</b>	<b>(301.99)</b>	<b>218,098.40</b>	<b>217,411.00</b>	<b>687.40</b>	<b>217,411.00</b>
<b>Gross Profit</b>	<b>17,815.59</b>	<b>18,117.58</b>	<b>(301.99)</b>	<b>218,098.40</b>	<b>217,411.00</b>	<b>687.40</b>	<b>217,411.00</b>
Expense							
5010 · Legal/Accounting	0.00	166.63	(166.63)	1,831.34	2,000.00	(168.66)	2,000.00
5020 · Management Fees	1,050.00	1,080.00	(30.00)	12,600.00	12,960.00	(360.00)	12,960.00
5100 · Administrative	161.88	166.63	(4.75)	1,757.07	2,000.00	(242.93)	2,000.00
5200 · Insurance	8,269.90	9,118.88	(848.98)	100,332.08	109,427.00	(9,094.92)	109,427.00
5201 · GAB Robbins Insurance Appraisal	0.00	62.50	(62.50)	0.00	750.00	(750.00)	750.00
5300 · Division Fees	0.00	24.00	(24.00)	0.00	288.00	(288.00)	288.00
5310 · Licenses/Fees	0.00	38.38	(38.38)	461.60	461.00	0.60	461.00
6000 · Maintenance/Repairs General	851.14	416.63	434.51	3,754.91	5,000.00	(1,245.09)	5,000.00
6000.1 · Electrical Feed Upgrade	0.00	950.00	(950.00)	6,097.00	11,400.00	(5,303.00)	11,400.00
6040 · Pest Control - Interior	85.00	240.00	(155.00)	3,775.00	2,880.00	895.00	2,880.00
6100.01 · Lawn/Shrub/Irrigation Contract	6,602.00	3,301.00	3,301.00	39,612.00	39,612.00	0.00	39,612.00
6100.03 · Landscape Replacement/Sup...	360.00	250.00	110.00	979.03	3,000.00	(2,020.97)	3,000.00
6100.04 · Palm Trees over 15'	0.00	208.37	(208.37)	4,530.00	2,500.00	2,030.00	2,500.00
6100.05 · Misc. Tree Trimming	0.00	166.63	(166.63)	4,800.00	2,000.00	2,800.00	2,000.00
6100.06 · Common Area Mulch	0.00	166.63	(166.63)	0.00	2,000.00	(2,000.00)	2,000.00
6100.07 · Repair Lamp Poles	0.00	50.00	(50.00)	0.00	600.00	(600.00)	600.00
6100.09 · Irrigation Repairs	187.77	250.00	(62.23)	1,603.61	3,000.00	(1,396.39)	3,000.00
6101.01 · Tree Replacement	0.00	41.63	(41.63)	250.00	500.00	(250.00)	500.00
6101.03 · Drip Lines in Common Areas	0.00	125.00	(125.00)	175.00	1,500.00	(1,325.00)	1,500.00
6200.01 · Pool Contract/Repairs	502.69	433.37	69.32	5,998.54	5,200.00	798.54	5,200.00
6200.03 · Pool Heater Contract	0.00	21.63	(21.63)	260.00	260.00	0.00	260.00
6200.04 · Pool Furniture	0.00	83.37	(83.37)	0.00	1,000.00	(1,000.00)	1,000.00
7100 · Water/Sewer	503.08	201.13	301.95	2,088.33	2,414.00	(325.67)	2,414.00
7200 · Electricity	653.44	477.13	176.31	5,435.38	5,726.00	(290.62)	5,726.00
7700 · Interest Expense-Insurance Loan	180.73	0.00	180.73	2,006.96	0.00	2,006.96	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	933.00	(900.60)	933.00
<b>Total Expense</b>	<b>19,407.63</b>	<b>18,117.29</b>	<b>1,290.34</b>	<b>205,189.91</b>	<b>217,411.00</b>	<b>(12,221.09)</b>	<b>217,411.00</b>
<b>Net Ordinary Income</b>	<b>(1,592.04)</b>	<b>0.29</b>	<b>(1,592.33)</b>	<b>12,908.49</b>	<b>0.00</b>	<b>12,908.49</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
Other Income							
8050 · Reserve Interest	6.15	0.00	6.15	71.38	0.00	71.38	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>6.15</b>	<b>0.00</b>	<b>6.15</b>	<b>5,560.38</b>	<b>5,489.00</b>	<b>71.38</b>	<b>5,489.00</b>
Other Expense							
9599.00 · Reserves Contribution Transfer	6.15	0.00	6.15	5,560.38	5,489.00	71.38	5,489.00
<b>Total Other Expense</b>	<b>6.15</b>	<b>0.00</b>	<b>6.15</b>	<b>5,560.38</b>	<b>5,489.00</b>	<b>71.38</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>(1,592.04)</b>	<b>0.29</b>	<b>(1,592.33)</b>	<b>12,908.49</b>	<b>0.00</b>	<b>12,908.49</b>	<b>0.00</b>

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.**  
**Reserve Balances**  
**December 31, 2018**

	Balance 1/1/18	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3530.01 Pool	\$ 13,426.19	5,489.00	71.13	(3,518.26)		15,468.06
3550.01 Wall	1,500.48					1,500.48
3599.01 Interest	71.13		(71.13)		71.38	71.38
<b>Total Reserves</b>	<b>\$ 14,997.80</b>	<b>5,489.00</b>	<b>-</b>	<b>(3,518.26)</b>	<b>71.38</b>	<b>17,039.92</b>

**Expense Details**

Casual Craft Patio Furn	1759.13
Casual Craft Patio Furn	1759.13
<b>Total \$</b>	<b>3,518.26</b>

**Allocation Details**

2017 interest moved to Pool Reserve