

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 2019**

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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.

03/11/19

Jacaranda Country Club Villas Condominium Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of February 28, 2019

	Feb 28, 19
ASSETS	
Current Assets	
Checking/Savings	
1001 · OPs Sabal Palm - 0896	96,762.58
1002 · Res Sabal Palm - 0739	20,180.33
Total Checking/Savings	116,942.91
Accounts Receivable	
1200 · Accounts Receivable	740.23
Total Accounts Receivable	740.23
Other Current Assets	
1400 · Prepaid Insurance	25,351.94
Total Other Current Assets	25,351.94
Total Current Assets	143,035.08
TOTAL ASSETS	143,035.08
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	1,614.70
Total Accounts Payable	1,614.70
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	16,545.59
2035 · Note Payable-Prem Assign/Insur	16,944.74
Total Other Current Liabilities	33,490.33
Total Current Liabilities	35,105.03
Total Liabilities	35,105.03
Equity	
3530.01 · Reserve - Pool	18,667.69
3550.01 · Reserve - Wall SKLAAR	1,500.48
3599.01 · Reserves - Interest	12.16
3600 · Beg Fund Bal - Operating	85,412.06
Net Income	2,337.66
Total Equity	107,930.05
TOTAL LIABILITIES & EQUITY	143,035.08

Jacaranda Country Club Villas Condominium Association, Inc.
Revenue & Expense Budget Performance
February 2019

03/18/19

	Feb 19	Budget	\$ Over Budg...	Jan - Feb 19	YTD Budget	\$ Over Budg...	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	16,545.58	16,545.50	0.08	33,091.16	33,091.00	0.16	198,546.00
4240 · Interest Income	40.41	0.00	40.41	40.41	0.00	40.41	0.00
4280 · Misc. Income	355.00	41.67	313.33	515.00	83.30	431.70	500.00
4300 · Surplus Carry Forward	560.88	560.92	(0.04)	1,121.76	1,121.80	(0.04)	6,731.00
Total Income	17,501.87	17,148.09	353.78	34,768.33	34,296.10	472.23	205,777.00
Gross Profit	17,501.87	17,148.09	353.78	34,768.33	34,296.10	472.23	205,777.00
Expense							
5010 · Legal/Accounting	737.50	166.67	570.83	737.50	333.30	404.20	2,000.00
5011 · Accounting	0.00	20.83	(20.83)	0.00	41.70	(41.70)	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	2,100.00	2,100.00	0.00	12,600.00
5100 · Administrative	169.52	166.67	2.85	240.48	333.30	(92.82)	2,000.00
5200 · Insurance	8,269.90	8,916.67	(646.77)	16,539.80	17,833.30	(1,293.50)	107,000.00
5201 · GAB Robbins Insurance Appraisal	0.00	45.83	(45.83)	0.00	91.70	(91.70)	550.00
5300 · Division Fees	0.00	24.00	(24.00)	0.00	48.00	(48.00)	288.00
5310 · Licenses/Fees	0.00	38.50	(38.50)	0.00	77.00	(77.00)	462.00
6000 · Maintenance/Repairs General	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
6040 · Pest Control - Interior	660.00	240.00	420.00	725.00	480.00	245.00	2,880.00
6041 · Rodent Control	130.00	60.00	70.00	130.00	120.00	10.00	720.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,301.00	3,301.00	0.00	6,602.00	6,602.00	0.00	39,612.00
6100.03 · Landscape Replacement/Sup...	869.25	83.33	785.92	960.21	166.70	793.51	1,000.00
6100.04 · Palm Trees over 15'	0.00	291.67	(291.67)	0.00	583.30	(583.30)	3,500.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
6100.06 · Common Area Mulch	1,166.98	95.83	1,071.15	1,166.98	191.70	975.28	1,150.00
6100.07 · Repair Lamp Poles	23.53	16.67	6.86	23.53	33.30	(9.77)	200.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
6101.01 · Tree Replacement	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
6101.03 · Drip Lines in Common Areas	26.50	525.00	(498.50)	26.50	1,050.00	(1,023.50)	6,300.00
6200.01 · Pool Contract/Repairs	691.71	383.33	308.38	981.71	766.70	215.01	4,600.00
6200.03 · Pool Heater Contract	0.00	21.67	(21.67)	0.00	43.30	(43.30)	260.00
6200.04 · Pool Furniture	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
6200.05 · Pool Cabana Cleaning	160.00	173.33	(13.33)	320.00	346.70	(26.70)	2,080.00
7100 · Water/Sewer	82.46	156.25	(73.79)	291.53	312.50	(20.97)	1,875.00
7200 · Electricity	445.64	450.00	(4.36)	1,192.77	900.00	292.77	5,400.00

Jacaranda Country Club Villas Condominium Association, Inc.
Revenue & Expense Budget Performance
February 2019

03/18/19

	Feb 19	Budget	\$ Over Budg...	Jan - Feb 19	YTD Budget	\$ Over Budg...	Annual Bud...
7700 · Interest Expense-Insurance Loan	180.73	175.00	5.73	361.46	350.00	11.46	2,100.00
7900 · Contingency	31.20	37.50	(6.30)	31.20	75.00	(43.80)	450.00
Total Expense	17,995.92	17,148.08	847.84	32,430.67	34,296.20	(1,865.53)	205,777.00
Net Ordinary Income	(494.05)	0.01	(494.06)	2,337.66	(0.10)	2,337.76	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	6.16	0.00	6.16	12.16	0.00	12.16	0.00
8530.01 · Pool Reserve	0.00	0.00	0.00	2,563.25	2,563.25	0.00	10,253.00
Total Other Income	6.16	0.00	6.16	2,575.41	2,563.25	12.16	10,253.00
Other Expense							
9599.00 · Reserves Contribution Transfer	6.16	854.42	(848.26)	2,575.41	1,708.80	866.61	10,253.00
Total Other Expense	6.16	854.42	(848.26)	2,575.41	1,708.80	866.61	10,253.00
Net Other Income	0.00	(854.42)	854.42	0.00	854.45	(854.45)	0.00
Net Income	(494.05)	(854.41)	360.36	2,337.66	854.35	1,483.31	0.00