

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 2019**

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

05/06/19

Jacaranda Country Club Villas Condominium Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of April 30, 2019

	Apr 30, 19
ASSETS	
Current Assets	
Checking/Savings	
1001 · OPs Sabal Palm - 0896	117,227.89
1002 · Res Sabal Palm - 0739	22,757.24
Total Checking/Savings	139,985.13
Accounts Receivable	
1200 · Accounts Receivable	1,463.86
Total Accounts Receivable	1,463.86
Other Current Assets	
1400 · Prepaid Insurance	8,450.63
Total Other Current Assets	8,450.63
Total Current Assets	149,899.62
TOTAL ASSETS	149,899.62
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	4,162.68
Total Accounts Payable	4,162.68
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	33,091.17
Total Other Current Liabilities	33,091.17
Total Current Liabilities	37,253.85
Total Liabilities	37,253.85
Equity	
3530.01 · Reserve - Pool	21,230.94
3550.01 · Reserve - Wall SKLAAR	1,500.48
3599.01 · Reserves - Interest	25.82
3600 · Beg Fund Bal - Operating	84,290.18
Net Income	5,598.35
Total Equity	112,645.77
TOTAL LIABILITIES & EQUITY	149,899.62

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

05/06/19

	Apr 19	Budget	\$ Over Budg...	Jan - Apr 19	YTD Budget	\$ Over Budg...	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	16,545.58	16,545.50	0.08	66,182.33	66,182.00	0.33	198,546.00
4240 · Interest Income	0.00	0.00	0.00	29.54	0.00	29.54	0.00
4280 · Misc. Income	0.00	41.67	(41.67)	580.00	166.64	413.36	500.00
4300 · Surplus Carry Forward	560.92	560.92	0.00	2,243.64	2,243.64	0.00	6,731.00
Total Income	17,106.50	17,148.09	(41.59)	69,035.51	68,592.28	443.23	205,777.00
Gross Profit	17,106.50	17,148.09	(41.59)	69,035.51	68,592.28	443.23	205,777.00
Expense							
5010 · Legal/Accounting	0.00	166.67	(166.67)	737.50	666.64	70.86	2,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	83.36	166.64	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	4,200.00	4,200.00	0.00	12,600.00
5100 · Administrative	118.85	166.67	(47.82)	626.08	666.64	(40.56)	2,000.00
5200 · Insurance	8,269.95	8,916.67	(646.72)	33,079.65	35,666.64	(2,586.99)	107,000.00
5201 · GAB Robbins Insurance Appraisal	650.00	45.83	604.17	650.00	183.36	466.64	550.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	96.00	192.00	288.00
5310 · Licenses/Fees	61.25	38.50	22.75	61.25	154.00	(92.75)	462.00
6000 · Maintenance/Repairs General	200.00	250.00	(50.00)	200.00	1,000.00	(800.00)	3,000.00
6040 · Pest Control - Interior	725.00	240.00	485.00	1,450.00	960.00	490.00	2,880.00
6041 · Rodent Control	65.00	60.00	5.00	260.00	240.00	20.00	720.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,301.00	3,301.00	0.00	13,204.00	13,204.00	0.00	39,612.00
6100.03 · Landscape Replacement/Sup...	58.12	83.33	(25.21)	927.37	333.36	594.01	1,000.00
6100.04 · Palm Trees over 15'	0.00	291.67	(291.67)	0.00	1,166.64	(1,166.64)	3,500.00
6100.05 · Misc. Tree Trimming	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
6100.06 · Common Area Mulch	0.00	95.83	(95.83)	1,284.15	383.36	900.79	1,150.00
6100.07 · Repair Lamp Poles	0.00	16.67	(16.67)	23.53	66.64	(43.11)	200.00
6100.09 · Irrigation Repairs	53.48	250.00	(196.52)	118.54	1,000.00	(881.46)	3,000.00
6101.01 · Tree Replacement	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
6101.03 · Drip Lines in Common Areas	0.00	525.00	(525.00)	26.50	2,100.00	(2,073.50)	6,300.00
6200.01 · Pool Contract/Repairs	321.39	383.33	(61.94)	1,813.58	1,533.36	280.22	4,600.00
6200.03 · Pool Heater Contract	0.00	21.67	(21.67)	0.00	86.64	(86.64)	260.00
6200.04 · Pool Furniture	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
6200.05 · Pool Cabana Cleaning	206.71	173.33	33.38	686.71	693.36	(6.65)	2,080.00
7100 · Water/Sewer	83.54	156.25	(72.71)	535.86	625.00	(89.14)	1,875.00
7200 · Electricity	493.22	450.00	43.22	2,260.32	1,800.00	460.32	5,400.00

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

05/06/19

	Apr 19	Budget	\$ Over Budg...	Jan - Apr 19	YTD Budget	\$ Over Budg...	Annual Bud...
7700 · Interest Expense-Insurance Loan	180.73	175.00	5.73	722.92	700.00	22.92	2,100.00
7900 · Contingency	0.00	37.50	(37.50)	31.20	150.00	(118.80)	450.00
Total Expense	15,838.24	17,148.08	(1,309.84)	63,437.16	68,592.36	(5,155.20)	205,777.00
Net Ordinary Income	1,268.26	0.01	1,268.25	5,598.35	(0.08)	5,598.43	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	6.82	0.00	6.82	25.82	0.00	25.82	0.00
8530.01 · Pool Reserve	2,563.25	2,563.25	0.00	5,126.50	5,126.50	0.00	10,253.00
Total Other Income	2,570.07	2,563.25	6.82	5,152.32	5,126.50	25.82	10,253.00
Other Expense							
9599.00 · Reserves Contribution Transfer	2,570.07	854.42	1,715.65	5,152.32	3,417.64	1,734.68	10,253.00
Total Other Expense	2,570.07	854.42	1,715.65	5,152.32	3,417.64	1,734.68	10,253.00
Net Other Income	0.00	1,708.83	(1,708.83)	0.00	1,708.86	(1,708.86)	0.00
Net Income	1,268.26	1,708.84	(440.58)	5,598.35	1,708.78	3,889.57	0.00