

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

09/05/19

Jacaranda Country Club Villas Condominium Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of August 31, 2019

	<u>Aug 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
1001 · OPs Sabal Palm - 0896	61,167.26
1002 · Res Sabal Palm - 0739	56,602.85
Total Checking/Savings	117,770.11
Accounts Receivable	
1200 · Accounts Receivable	78.24
Total Accounts Receivable	78.24
Other Current Assets	
1400 · Prepaid Insurance	83,066.92
Total Other Current Assets	83,066.92
Total Current Assets	200,915.27
TOTAL ASSETS	<u>200,915.27</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	3,461.58
Total Accounts Payable	3,461.58
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	16,545.57
2035 · Note Payable-Prem Assign/Insur	73,938.48
Total Other Current Liabilities	90,484.05
Total Current Liabilities	93,945.63
Total Liabilities	93,945.63
Equity	
3530.01 · Reserve - Pool	54,969.19
3550.01 · Reserve - Wall SKLAAR	1,500.48
3599.01 · Reserves - Interest	133.18
3600 · Beg Fund Bal - Operating	82,046.50
3610 · Transfer to Pool Reserves	(35,000.00)
Net Income	3,320.29
Total Equity	106,969.64
TOTAL LIABILITIES & EQUITY	<u>200,915.27</u>

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

09/05/19

August 2019

	Aug 19	Budget	\$ Over Bud...	Jan - Aug 19	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	16,545.59	16,545.50	0.09	132,364.68	132,364.00	0.68	198,546.00
4240 · Interest Income	0.00	0.00	0.00	40.42	0.00	40.42	0.00
4280 · Misc. Income	100.00	41.67	58.33	1,016.25	333.32	682.93	500.00
4300 · Surplus Carry Forward	560.92	560.92	0.00	4,487.32	4,487.32	0.00	6,731.00
Total Income	17,206.51	17,148.09	58.42	137,908.67	137,184.64	724.03	205,777.00
Gross Profit	17,206.51	17,148.09	58.42	137,908.67	137,184.64	724.03	205,777.00
Expense							
5010 · Legal/Accounting	0.00	166.67	(166.67)	2,094.50	1,333.32	761.18	2,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	166.68	83.32	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	8,400.00	8,400.00	0.00	12,600.00
5100 · Administrative	79.40	166.67	(87.27)	1,078.86	1,333.32	(254.46)	2,000.00
5200 · Insurance	8,996.12	8,916.67	79.45	68,336.73	71,333.32	(2,996.59)	107,000.00
5201 · GAB Robbins Insurance Appraisal	0.00	45.83	(45.83)	650.00	366.68	283.32	550.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	192.00	96.00	288.00
5310 · Licenses/Fees	100.00	38.50	61.50	586.25	308.00	278.25	462.00
6000 · Maintenance/Repairs General	0.00	250.00	(250.00)	773.84	2,000.00	(1,226.16)	3,000.00
6040 · Pest Control - Interior	0.00	240.00	(240.00)	2,900.00	1,920.00	980.00	2,880.00
6041 · Rodent Control	65.00	60.00	5.00	520.00	480.00	40.00	720.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,301.00	3,301.00	0.00	26,408.00	26,408.00	0.00	39,612.00
6100.03 · Landscape Replacement/Sup...	0.00	83.33	(83.33)	1,187.37	666.68	520.69	1,000.00
6100.04 · Palm Trees over 15'	0.00	291.67	(291.67)	1,535.00	2,333.32	(798.32)	3,500.00
6100.05 · Misc. Tree Trimming	0.00	83.33	(83.33)	0.00	666.68	(666.68)	1,000.00
6100.06 · Common Area Mulch	0.00	95.83	(95.83)	1,284.15	766.68	517.47	1,150.00
6100.07 · Repair Lamp Poles	0.00	16.67	(16.67)	23.53	133.32	(109.79)	200.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	198.46	2,000.00	(1,801.54)	3,000.00
6101.01 · Tree Replacement	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
6101.03 · Drip Lines in Common Areas	0.00	525.00	(525.00)	6,401.50	4,200.00	2,201.50	6,300.00
6200.01 · Pool Contract/Repairs	339.40	383.33	(43.93)	4,120.64	3,066.68	1,053.96	4,600.00
6200.03 · Pool Heater Contract	0.00	21.67	(21.67)	289.13	173.32	115.81	260.00
6200.04 · Pool Furniture	0.00	83.33	(83.33)	0.00	666.68	(666.68)	1,000.00
6200.05 · Pool Cabana Cleaning	160.00	173.33	(13.33)	1,366.71	1,386.68	(19.97)	2,080.00
7100 · Water/Sewer	101.77	156.25	(54.48)	895.76	1,250.00	(354.24)	1,875.00
7200 · Electricity	223.08	450.00	(226.92)	3,363.61	3,600.00	(236.39)	5,400.00
7700 · Interest Expense-Insurance Loan	233.83	175.00	58.83	1,605.14	1,400.00	205.14	2,100.00
7900 · Contingency	0.00	37.50	(37.50)	31.20	300.00	(268.80)	450.00
Total Expense	14,649.60	17,148.08	(2,498.48)	134,588.38	137,184.68	(2,596.30)	205,777.00
Net Ordinary Income	2,556.91	0.01	2,556.90	3,320.29	(0.04)	3,320.33	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	35.95	0.00	35.95	133.18	0.00	133.18	0.00
8530.01 · Pool Reserve	0.00	0.00	0.00	42,689.75	7,689.75	35,000.00	10,253.00
Total Other Income	35.95	0.00	35.95	42,822.93	7,689.75	35,133.18	10,253.00
Other Expense							
9599.00 · Reserves Contribution Transfer	35.95	854.42	(818.47)	42,822.93	6,835.32	35,987.61	10,253.00
Total Other Expense	35.95	854.42	(818.47)	42,822.93	6,835.32	35,987.61	10,253.00
Net Other Income	0.00	(854.42)	854.42	0.00	854.43	(854.43)	0.00
Net Income	2,556.91	(854.41)	3,411.32	3,320.29	854.39	2,465.90	0.00