

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

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

10/16/19

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

	Sep 30, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1001 · OPs Sabal Palm - 0896	66,952.12
1001.01 · Due to/from Op	3,825.00
1002 · Res Sabal Palm - 0739	56,637.66
1002.01 · Due to/from Res	(3,825.00)
<b>Total Checking/Savings</b>	123,589.78
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	(26,710.88)
<b>Total Accounts Receivable</b>	(26,710.88)
<b>Other Current Assets</b>	
1400 · Prepaid Insurance	73,837.26
1499 · Undeposited Funds	2,900.00
<b>Total Other Current Assets</b>	76,737.26
<b>Total Current Assets</b>	173,616.16
<b>TOTAL ASSETS</b>	<b>173,616.16</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2001 · *Accounts Payable	10,766.93
<b>Total Accounts Payable</b>	10,766.93
<b>Other Current Liabilities</b>	
2035 · Note Payable-Prem Assign/Insur	64,696.17
<b>Total Other Current Liabilities</b>	64,696.17
<b>Total Current Liabilities</b>	75,463.10
<b>Total Liabilities</b>	75,463.10
<b>Equity</b>	
3530.01 · Reserve - Pool	49,269.19
3550.01 · Reserve - Wall SKLAAR	1,500.48
3560.01 · Reserve - Irr. Well Pumps (x2)	1,875.00
3599.01 · Reserves - Interest	167.99
3600 · Beg Fund Bal - Operating	81,485.58
3610 · Transfer to Pool Reserves	(35,000.00)
Net Income	(1,145.18)
<b>Total Equity</b>	98,153.06
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>173,616.16</b>

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

10/16/19

	Sep 19	Budget	\$ Over Budg...	Jan - Sep 19	YTD Budget	\$ Over Budg...	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maintenance Fees	16,545.57	16,545.50	0.07	148,910.25	148,909.50	0.75	198,546.00
4240 · Interest Income	0.00	0.00	0.00	40.42	0.00	40.42	0.00
4280 · Misc. Income	35.88	41.67	(5.79)	1,052.13	374.99	677.14	500.00
4300 · Surplus Carry Forward	560.92	560.92	0.00	5,048.24	5,048.24	0.00	6,731.00
<b>Total Income</b>	<b>17,142.37</b>	<b>17,148.09</b>	<b>(5.72)</b>	<b>155,051.04</b>	<b>154,332.73</b>	<b>718.31</b>	<b>205,777.00</b>
<b>Gross Profit</b>	<b>17,142.37</b>	<b>17,148.09</b>	<b>(5.72)</b>	<b>155,051.04</b>	<b>154,332.73</b>	<b>718.31</b>	<b>205,777.00</b>
<b>Expense</b>							
5010 · Legal/Accounting	0.00	166.67	(166.67)	2,094.50	1,499.99	594.51	2,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	187.51	62.49	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	9,450.00	9,450.00	0.00	12,600.00
5100 · Administrative	560.18	166.67	393.51	1,639.04	1,499.99	139.05	2,000.00
5200 · Insurance	8,995.83	8,916.67	79.16	77,332.56	80,249.99	(2,917.43)	107,000.00
5201 · GAB Robbins Insurance Appraisal	0.00	45.83	(45.83)	650.00	412.51	237.49	550.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	216.00	72.00	288.00
5310 · Licenses/Fees	0.00	38.50	(38.50)	586.25	346.50	239.75	462.00
6000 · Maintenance/Repairs General	2,729.50	250.00	2,479.50	3,503.34	2,250.00	1,253.34	3,000.00
6040 · Pest Control - Interior	725.00	240.00	485.00	3,625.00	2,160.00	1,465.00	2,880.00
6041 · Rodent Control	65.00	60.00	5.00	585.00	540.00	45.00	720.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,301.00	140.00	29,849.00	29,709.00	140.00	39,612.00
6100.03 · Landscape Replacement/Sup...	0.00	83.33	(83.33)	1,187.37	750.01	437.36	1,000.00
6100.04 · Palm Trees over 15'	0.00	291.67	(291.67)	1,535.00	2,624.99	(1,089.99)	3,500.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
6100.06 · Common Area Mulch	0.00	95.83	(95.83)	1,284.15	862.51	421.64	1,150.00
6100.07 · Repair Lamp Poles	0.00	16.67	(16.67)	23.53	149.99	(126.46)	200.00
6100.09 · Irrigation Repairs	2,525.00	250.00	2,275.00	2,723.46	2,250.00	473.46	3,000.00
6101.01 · Tree Replacement	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
6101.03 · Drip Lines in Common Areas	0.00	525.00	(525.00)	6,401.50	4,725.00	1,676.50	6,300.00
6200.01 · Pool Contract/Repairs	519.00	383.33	135.67	4,639.64	3,450.01	1,189.63	4,600.00
6200.03 · Pool Heater Contract	320.00	21.67	298.33	609.13	194.99	414.14	260.00
6200.04 · Pool Furniture	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
6200.05 · Pool Cabana Cleaning	200.00	173.33	26.67	1,566.71	1,560.01	6.70	2,080.00
7100 · Water/Sewer	49.20	156.25	(107.05)	944.96	1,406.25	(461.29)	1,875.00
7200 · Electricity	194.30	450.00	(255.70)	3,557.91	4,050.00	(492.09)	5,400.00

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

10/16/19

	Sep 19	Budget	\$ Over Budg...	Jan - Sep 19	YTD Budget	\$ Over Budg...	Annual Bud...
7700 · Interest Expense-Insurance Loan	233.83	175.00	58.83	1,838.97	1,575.00	263.97	2,100.00
7900 · Contingency	0.00	37.50	(37.50)	31.20	337.50	(306.30)	450.00
<b>Total Expense</b>	<b>21,607.84</b>	<b>17,148.08</b>	<b>4,459.76</b>	<b>156,196.22</b>	<b>154,332.76</b>	<b>1,863.46</b>	<b>205,777.00</b>
<b>Net Ordinary Income</b>	<b>(4,465.47)</b>	<b>0.01</b>	<b>(4,465.48)</b>	<b>(1,145.18)</b>	<b>(0.03)</b>	<b>(1,145.15)</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Interest	34.81	0.00	34.81	167.99	0.00	167.99	0.00
8530.01 · Pool Reserve	0.00	0.00	0.00	42,689.75	7,689.75	35,000.00	10,253.00
<b>Total Other Income</b>	<b>34.81</b>	<b>0.00</b>	<b>34.81</b>	<b>42,857.74</b>	<b>7,689.75</b>	<b>35,167.99</b>	<b>10,253.00</b>
<b>Other Expense</b>							
9599.00 · Reserves Contribution Transfer	34.81	854.42	(819.61)	42,857.74	7,689.74	35,168.00	10,253.00
<b>Total Other Expense</b>	<b>34.81</b>	<b>854.42</b>	<b>(819.61)</b>	<b>42,857.74</b>	<b>7,689.74</b>	<b>35,168.00</b>	<b>10,253.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>(854.42)</b>	<b>854.42</b>	<b>0.00</b>	<b>0.01</b>	<b>(0.01)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(4,465.47)</b>	<b>(854.41)</b>	<b>(3,611.06)</b>	<b>(1,145.18)</b>	<b>(0.02)</b>	<b>(1,145.16)</b>	<b>0.00</b>

**Jacaranda Country Club Villas Condominium Association, Inc.**  
**Revenue & Expense Monthly Comparison**  
 January through September 2019

10/16/19

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	TOTAL
<b>Ordinary Income/Expense</b>										
<b>Income</b>										
4000 · Maintenance Fees	16,545.58	16,545.58	16,545.59	16,545.58	16,545.58	16,545.59	16,545.59	16,545.59	16,545.57	148,910.25
4240 · Interest Income	0.00	40.41	(10.87)	0.00	0.00	10.88	0.00	0.00	0.00	40.42
4280 · Misc. Income	160.00	355.00	65.00	0.00	100.00	186.25	50.00	100.00	35.88	1,052.13
4300 · Surplus Carry Forward	560.88	560.88	560.96	560.92	0.00	0.00	1,682.76	560.92	560.92	5,048.24
<b>Total Income</b>	<b>17,266.46</b>	<b>17,501.87</b>	<b>17,160.68</b>	<b>17,106.50</b>	<b>16,645.58</b>	<b>16,742.72</b>	<b>18,278.35</b>	<b>17,206.51</b>	<b>17,142.37</b>	<b>155,051.04</b>
<b>Gross Profit</b>	<b>17,266.46</b>	<b>17,501.87</b>	<b>17,160.68</b>	<b>17,106.50</b>	<b>16,645.58</b>	<b>16,742.72</b>	<b>18,278.35</b>	<b>17,206.51</b>	<b>17,142.37</b>	<b>155,051.04</b>
<b>Expense</b>										
5010 · Legal/Accounting	0.00	737.50	0.00	0.00	118.00	0.00	1,239.00	0.00	0.00	2,094.50
5011 · Accounting	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
5020 · Management Fees	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	9,450.00
5100 · Administrative	70.96	169.52	266.75	118.85	35.00	159.80	178.58	79.40	560.18	1,639.04
5200 · Insurance	8,269.90	8,269.90	8,269.90	8,269.95	8,269.90	8,995.53	8,995.53	8,996.12	8,995.83	77,332.56
5201 · GAB Robbins Insurance Appraisal	0.00	0.00	0.00	650.00	0.00	0.00	0.00	0.00	0.00	650.00
5300 · Division Fees	0.00	0.00	288.00	0.00	0.00	0.00	0.00	0.00	0.00	288.00
5310 · Licenses/Fees	0.00	0.00	0.00	61.25	25.00	400.00	0.00	100.00	0.00	586.25
6000 · Maintenance/Repairs General	0.00	0.00	0.00	200.00	302.41	4,096.43	(3,825.00)	0.00	2,729.50	3,503.34
6040 · Pest Control - Interior	65.00	660.00	0.00	725.00	725.00	0.00	725.00	0.00	725.00	3,625.00
6041 · Rodent Control	0.00	130.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	585.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,301.00	3,301.00	3,301.00	3,301.00	3,301.00	3,301.00	3,301.00	3,301.00	3,441.00	29,849.00
6100.03 · Landscape Replacement/Supplies	90.96	869.25	(90.96)	58.12	0.00	260.00	0.00	0.00	0.00	1,187.37
6100.04 · Palm Trees over 15'	0.00	0.00	0.00	0.00	0.00	0.00	1,535.00	0.00	0.00	1,535.00
6100.06 · Common Area Mulch	0.00	1,166.98	117.17	0.00	0.00	0.00	0.00	0.00	0.00	1,284.15
6100.07 · Repair Lamp Poles	0.00	23.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.53
6100.09 · Irrigation Repairs	0.00	0.00	65.06	53.48	39.56	0.00	40.36	0.00	2,525.00	2,723.46
6101.03 · Drip Lines in Common Areas	0.00	26.50	0.00	0.00	0.00	6,375.00	0.00	0.00	0.00	6,401.50
6200.01 · Pool Contract/Repairs	290.00	691.71	510.48	321.39	1,065.85	353.00	548.81	339.40	519.00	4,639.64
6200.03 · Pool Heater Contract	0.00	0.00	0.00	0.00	289.13	0.00	0.00	0.00	320.00	609.13
6200.05 · Pool Cabana Cleaning	160.00	160.00	160.00	206.71	160.00	160.00	200.00	160.00	200.00	1,566.71
7100 · Water/Sewer	209.07	82.46	160.79	83.54	86.76	100.71	70.66	101.77	49.20	944.96
7200 · Electricity	747.13	445.64	574.33	493.22	431.98	238.39	209.84	223.08	194.30	3,557.91
7700 · Interest Expense-Insurance Loan	180.73	180.73	180.73	180.73	180.73	233.83	233.83	233.83	233.83	1,838.97
7900 · Contingency	0.00	31.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.20
<b>Total Expense</b>	<b>14,434.75</b>	<b>17,995.92</b>	<b>15,168.25</b>	<b>15,838.24</b>	<b>16,145.32</b>	<b>25,788.69</b>	<b>14,567.61</b>	<b>14,649.60</b>	<b>21,607.84</b>	<b>156,196.22</b>
<b>Net Ordinary Income</b>	<b>2,831.71</b>	<b>(494.05)</b>	<b>1,992.43</b>	<b>1,268.26</b>	<b>500.26</b>	<b>(9,045.97)</b>	<b>3,710.74</b>	<b>2,556.91</b>	<b>(4,465.47)</b>	<b>(1,145.18)</b>
<b>Other Income/Expense</b>										
<b>Other Income</b>										
8050 · Reserve Interest	6.00	6.16	6.84	6.82	7.71	27.11	36.59	35.95	34.81	167.99

10/16/19

**Jacaranda Country Club Villas Condominium Association, Inc.**  
**Revenue & Expense Monthly Comparison**  
 January through September 2019

	<u>Jan 19</u>	<u>Feb 19</u>	<u>Mar 19</u>	<u>Apr 19</u>	<u>May 19</u>	<u>Jun 19</u>	<u>Jul 19</u>	<u>Aug 19</u>	<u>Sep 19</u>	<u>TOTAL</u>
8530.01 · Pool Reserve	2,563.25	0.00	0.00	2,563.25	35,000.00	0.00	2,563.25	0.00	0.00	42,689.75
<b>Total Other Income</b>	<b>2,569.25</b>	<b>6.16</b>	<b>6.84</b>	<b>2,570.07</b>	<b>35,007.71</b>	<b>27.11</b>	<b>2,599.84</b>	<b>35.95</b>	<b>34.81</b>	<b>42,857.74</b>
<b>Other Expense</b>										
9599.00 · Reserves Contribution Transfer	2,569.25	6.16	6.84	2,570.07	35,007.71	27.11	2,599.84	35.95	34.81	42,857.74
<b>Total Other Expense</b>	<b>2,569.25</b>	<b>6.16</b>	<b>6.84</b>	<b>2,570.07</b>	<b>35,007.71</b>	<b>27.11</b>	<b>2,599.84</b>	<b>35.95</b>	<b>34.81</b>	<b>42,857.74</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>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b><u>2,831.71</u></b>	<b><u>(494.05)</u></b>	<b><u>1,992.43</u></b>	<b><u>1,268.26</u></b>	<b><u>500.26</u></b>	<b><u>(9,045.97)</u></b>	<b><u>3,710.74</u></b>	<b><u>2,556.91</u></b>	<b><u>(4,465.47)</u></b>	<b><u>(1,145.18)</u></b>