

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
October 31, 2019**

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

11/18/19

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

	Oct 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1001 · OPs Sabal Palm - 0896	55,725.78
1001.01 · Due to/from Op	11,626.26
1002 · Res Sabal Palm - 0739	59,237.32
1002.01 · Due to/from Res	(11,626.26)
<b>Total Checking/Savings</b>	114,963.10
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	1,705.51
<b>Total Accounts Receivable</b>	1,705.51
<b>Other Current Assets</b>	
1400 · Prepaid Insurance	64,607.60
<b>Total Other Current Assets</b>	64,607.60
<b>Total Current Assets</b>	181,276.21
<b>TOTAL ASSETS</b>	<b>181,276.21</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2001 · *Accounts Payable	(518.59)
<b>Total Accounts Payable</b>	(518.59)
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	33,091.17
2035 · Note Payable-Prem Assign/Insur	55,453.86
<b>Total Other Current Liabilities</b>	88,545.03
<b>Total Current Liabilities</b>	88,026.44
<b>Total Liabilities</b>	88,026.44
<b>Equity</b>	
3530.01 · Reserve - Pool	49,306.18
3550.01 · Reserve - Wall SKLAR	1,500.48
3560.01 · Reserve - Irr. Well Pumps (x2)	(3,400.00)
3599.01 · Reserves - Interest	204.40
3600 · Beg Fund Bal - Operating	80,924.66
3610 · Transfer to Pool Reserves	(35,000.00)
Net Income	(285.95)
<b>Total Equity</b>	93,249.77
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>181,276.21</b>

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

11/18/19

	<u>Oct 19</u>	<u>Budget</u>	<u>\$ Over Budg...</u>	<u>Jan - Oct 19</u>	<u>YTD Budget</u>	<u>\$ Over Budg...</u>	<u>Annual Bud...</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maintenance Fees	16,545.58	16,545.50	0.08	165,455.83	165,455.00	0.83	198,546.00
4240 · Interest Income	32.64	0.00	32.64	73.06	0.00	73.06	0.00
4280 · Misc. Income	242.50	41.67	200.83	1,294.63	416.66	877.97	500.00
4300 · Surplus Carry Forward	560.92	560.92	0.00	5,609.16	5,609.16	0.00	6,731.00
<b>Total Income</b>	<b>17,381.64</b>	<b>17,148.09</b>	<b>233.55</b>	<b>172,432.68</b>	<b>171,480.82</b>	<b>951.86</b>	<b>205,777.00</b>
<b>Gross Profit</b>	<b>17,381.64</b>	<b>17,148.09</b>	<b>233.55</b>	<b>172,432.68</b>	<b>171,480.82</b>	<b>951.86</b>	<b>205,777.00</b>
<b>Expense</b>							
5010 · Legal/Accounting	147.50	166.67	(19.17)	2,242.00	1,666.66	575.34	2,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	208.34	41.66	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	10,500.00	10,500.00	0.00	12,600.00
5100 · Administrative	29.70	166.67	(136.97)	1,668.74	1,666.66	2.08	2,000.00
5200 · Insurance	8,995.83	8,916.67	79.16	86,328.39	89,166.66	(2,838.27)	107,000.00
5201 · GAB Robbins Insurance Appraisal	0.00	45.83	(45.83)	650.00	458.34	191.66	550.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	240.00	48.00	288.00
5310 · Licenses/Fees	0.00	38.50	(38.50)	586.25	385.00	201.25	462.00
6000 · Maintenance/Repairs General	1,478.49	250.00	1,228.49	4,981.83	2,500.00	2,481.83	3,000.00
6040 · Pest Control - Interior	0.00	240.00	(240.00)	3,625.00	2,400.00	1,225.00	2,880.00
6041 · Rodent Control	65.00	60.00	5.00	650.00	600.00	50.00	720.00
6100.01 · Lawn\Shrub\Irrigation Contract	3,441.00	3,301.00	140.00	33,290.00	33,010.00	280.00	39,612.00
6100.03 · Landscape Replacement/Sup...	0.00	83.33	(83.33)	1,187.37	833.34	354.03	1,000.00
6100.04 · Palm Trees over 15'	0.00	291.67	(291.67)	1,535.00	2,916.66	(1,381.66)	3,500.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	833.34	(833.34)	1,000.00
6100.06 · Common Area Mulch	0.00	95.83	(95.83)	1,284.15	958.34	325.81	1,150.00
6100.07 · Repair Lamp Poles	0.00	16.67	(16.67)	23.53	166.66	(143.13)	200.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	2,723.46	2,500.00	223.46	3,000.00
6101.01 · Tree Replacement	0.00	41.67	(41.67)	0.00	416.66	(416.66)	500.00
6101.03 · Drip Lines in Common Areas	0.00	525.00	(525.00)	6,401.50	5,250.00	1,151.50	6,300.00
6200.01 · Pool Contract/Repairs	487.56	383.33	104.23	5,127.20	3,833.34	1,293.86	4,600.00
6200.03 · Pool Heater Contract	0.00	21.67	(21.67)	609.13	216.66	392.47	260.00
6200.04 · Pool Furniture	0.00	83.33	(83.33)	0.00	833.34	(833.34)	1,000.00
6200.05 · Pool Cabana Cleaning	160.00	173.33	(13.33)	1,726.71	1,733.34	(6.63)	2,080.00
7100 · Water/Sewer	113.58	156.25	(42.67)	1,058.54	1,562.50	(503.96)	1,875.00
7200 · Electricity	244.92	450.00	(205.08)	3,802.83	4,500.00	(697.17)	5,400.00

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

11/18/19

	<u>Oct 19</u>	<u>Budget</u>	<u>\$ Over Budg...</u>	<u>Jan - Oct 19</u>	<u>YTD Budget</u>	<u>\$ Over Budg...</u>	<u>Annual Bud...</u>
7700 · Interest Expense-Insurance Loan	233.83	175.00	58.83	2,072.80	1,750.00	322.80	2,100.00
7900 · Contingency	75.00	37.50	37.50	106.20	375.00	(268.80)	450.00
<b>Total Expense</b>	<b>16,522.41</b>	<b>17,148.08</b>	<b>(625.67)</b>	<b>172,718.63</b>	<b>171,480.84</b>	<b>1,237.79</b>	<b>205,777.00</b>
<b>Net Ordinary Income</b>	<b>859.23</b>	<b>0.01</b>	<b>859.22</b>	<b>(285.95)</b>	<b>(0.02)</b>	<b>(285.93)</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Interest	36.41	0.00	36.41	204.40	0.00	204.40	0.00
8530.01 · Pool Reserve	2,563.25	2,563.25	0.00	45,253.00	10,253.00	35,000.00	10,253.00
<b>Total Other Income</b>	<b>2,599.66</b>	<b>2,563.25</b>	<b>36.41</b>	<b>45,457.40</b>	<b>10,253.00</b>	<b>35,204.40</b>	<b>10,253.00</b>
<b>Other Expense</b>							
9599.00 · Reserves Contribution Transfer	2,599.66	854.42	1,745.24	45,457.40	8,544.16	36,913.24	10,253.00
<b>Total Other Expense</b>	<b>2,599.66</b>	<b>854.42</b>	<b>1,745.24</b>	<b>45,457.40</b>	<b>8,544.16</b>	<b>36,913.24</b>	<b>10,253.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>1,708.83</b>	<b>(1,708.83)</b>	<b>0.00</b>	<b>1,708.84</b>	<b>(1,708.84)</b>	<b>0.00</b>
<b>Net Income</b>	<b>859.23</b>	<b>1,708.84</b>	<b>(849.61)</b>	<b>(285.95)</b>	<b>1,708.82</b>	<b>(1,994.77)</b>	<b>0.00</b>

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

11/18/19

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	TOTAL
<b>Ordinary Income/Expense</b>											
<b>Income</b>											
4000 · Maintenance Fees	16545.58	16545.58	16545.59	16545.58	16545.58	16,545.59	16,545.59	16545.59	16,545.57	16545.58	165455.83
4240 · Interest Income	0.00	40.41	(10.87)	0.00	0.00	10.88	0.00	0.00	0.00	32.64	73.06
4280 · Misc. Income	160.00	355.00	65.00	0.00	100.00	186.25	50.00	100.00	35.88	242.50	1,294.63
4300 · Surplus Carry Forward	560.88	560.88	560.96	560.92	0.00	0.00	1,682.76	560.92	560.92	560.92	5,609.16
<b>Total Income</b>	<u>17266.46</u>	<u>17501.87</u>	<u>17160.68</u>	<u>17106.50</u>	<u>16645.58</u>	<u>16,742.72</u>	<u>18,278.35</u>	<u>17206.51</u>	<u>17,142.37</u>	<u>17381.64</u>	<u>172432.68</u>
<b>Gross Profit</b>	17266.46	17501.87	17160.68	17106.50	16645.58	16,742.72	18,278.35	17206.51	17,142.37	17381.64	172432.68
<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	147.50	2,242.00
5011 · Accounting	0.00	0.00	250.00	0.00	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	1,050.00	10,500.00
5100 · Administrative	70.96	169.52	266.75	118.85	35.00	159.80	178.58	79.40	560.18	29.70	1,668.74
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	8,995.83	86,328.39
5201 · GAB Robbins Insurance Appraisal	0.00	0.00	0.00	650.00	0.00	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	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	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	1,478.49	4,981.83
6040 · Pest Control - Interior	65.00	660.00	0.00	725.00	725.00	0.00	725.00	0.00	725.00	0.00	3,625.00
6041 · Rodent Control	0.00	130.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	650.00
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	3,441.00	33,290.00
6100.03 · Landscape Replacement/Sup...	90.96	869.25	(90.96)	58.12	0.00	260.00	0.00	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	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	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	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	0.00	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	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	487.56	5,127.20
6200.03 · Pool Heater Contract	0.00	0.00	0.00	0.00	289.13	0.00	0.00	0.00	320.00	0.00	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	160.00	1,726.71
7100 · Water/Sewer	209.07	82.46	160.79	83.54	86.76	100.71	70.66	101.77	49.20	113.58	1,058.54
7200 · Electricity	747.13	445.64	574.33	493.22	431.98	238.39	209.84	223.08	194.30	244.92	3,802.83
7700 · Interest Expense-Insurance Loan	180.73	180.73	180.73	180.73	180.73	233.83	233.83	233.83	233.83	233.83	2,072.80
7900 · Contingency	0.00	31.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	106.20
<b>Total Expense</b>	<u>14434.75</u>	<u>17995.92</u>	<u>15168.25</u>	<u>15838.24</u>	<u>16145.32</u>	<u>25,788.69</u>	<u>14,567.61</u>	<u>14649.60</u>	<u>21,607.84</u>	<u>16522.41</u>	<u>172718.63</u>
<b>Net Ordinary Income</b>	2,831.71	(494.05)	1,992.43	1,268.26	500.26	(9,045.97)	3,710.74	2,556.91	(4,465.47)	859.23	(285.95)
<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	36.41	204.40
8530.01 · Pool Reserve	2,563.25	0.00	0.00	2,563.25	35000.00	0.00	2,563.25	0.00	0.00	2,563.25	45,253.00
<b>Total Other Income</b>	<u>2,569.25</u>	<u>6.16</u>	<u>6.84</u>	<u>2,570.07</u>	<u>35007.71</u>	<u>27.11</u>	<u>2,599.84</u>	<u>35.95</u>	<u>34.81</u>	<u>2,599.66</u>	<u>45,457.40</u>

11/18/19

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

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	<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>Oct 19</u>	<u>TOTAL</u>
Other Expense											
9599.00 · Reserves Contribution Transfer	2,569.25	6.16	6.84	2,570.07	35007.71	27.11	2,599.84	35.95	34.81	2,599.66	45,457.40
Total Other Expense	<u>2,569.25</u>	<u>6.16</u>	<u>6.84</u>	<u>2,570.07</u>	<u>35007.71</u>	<u>27.11</u>	<u>2,599.84</u>	<u>35.95</u>	<u>34.81</u>	<u>2,599.66</u>	<u>45,457.40</u>
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	<u>2,831.71</u>	<u>(494.05)</u>	<u>1,992.43</u>	<u>1,268.26</u>	<u>500.26</u>	<u>(9,045.97)</u>	<u>3,710.74</u>	<u>2,556.91</u>	<u>(4,465.47)</u>	<u>859.23</u>	<u>(285.95)</u>