

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

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REVENUE AND EXPENSE MONTH TO MONTH COMPARISON

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

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

12/06/19

	Nov 30, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1001 · OPs Sabal Palm - 0896	59,022.43
1001.01 · Due to/from Op	2,729.50
1002 · Res Sabal Palm - 0739	44,910.99
1002.01 · Due to/from Res	(2,729.50)
<b>Total Checking/Savings</b>	103,933.42
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	886.25
<b>Total Accounts Receivable</b>	886.25
<b>Other Current Assets</b>	
1400 · Prepaid Insurance	55,377.94
<b>Total Other Current Assets</b>	55,377.94
<b>Total Current Assets</b>	160,197.61
<b>TOTAL ASSETS</b>	<b>160,197.61</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	8,856.35
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	16,545.59
2035 · Note Payable-Prem Assign/Insur	46,211.55
<b>Total Other Current Liabilities</b>	62,757.14
<b>Total Current Liabilities</b>	71,613.49
<b>Total Liabilities</b>	71,613.49
<b>Equity</b>	
3530.01 · Reserve - Pool	43,847.18
3550.01 · Reserve - Wall SKLAR	1,500.48
3560.01 · Reserve - Irr. Well Pumps (x2)	(3,400.00)
3599.01 · Reserves - Interest	233.83
3600 · Beg Fund Bal - Operating	80,363.74
3610 · Transfer to Pool Reserves	(35,000.00)
Net Income	1,038.89
<b>Total Equity</b>	88,584.12
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>160,197.61</b>

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

November 2019

	Nov 19	Budget	\$ Over Bud...	Jan - Nov 19	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maintenance Fees	16,545.58	16,545.50	0.08	182,001.41	182,000.50	0.91	198,546.00
4240 · Interest Income	(10.88)	0.00	(10.88)	62.18	0.00	62.18	0.00
4280 · Misc. Income	(36.25)	41.67	(77.92)	1,258.38	458.33	800.05	500.00
4300 · Surplus Carry Forward	560.92	560.92	0.00	6,170.08	6,170.08	0.00	6,731.00
<b>Total Income</b>	<u>17,059.37</u>	<u>17,148.09</u>	<u>(88.72)</u>	<u>189,492.05</u>	<u>188,628.91</u>	<u>863.14</u>	<u>205,777.00</u>
<b>Gross Profit</b>	17,059.37	17,148.09	(88.72)	189,492.05	188,628.91	863.14	205,777.00
<b>Expense</b>							
5010 · Legal/Accounting	0.00	166.67	(166.67)	2,242.00	1,833.33	408.67	2,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	229.17	20.83	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	11,550.00	11,550.00	0.00	12,600.00
5100 · Administrative	262.53	166.67	95.86	1,931.27	1,833.33	97.94	2,000.00
5200 · Insurance	8,995.83	8,916.67	79.16	95,324.22	98,083.33	(2,759.11)	107,000.00
5201 · GAB Robbins Insurance Appraisal	0.00	45.83	(45.83)	650.00	504.17	145.83	550.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	264.00	24.00	288.00
5310 · Licenses/Fees	0.00	38.50	(38.50)	586.25	423.50	162.75	462.00
6000 · Maintenance/Repairs General	(2,070.74)	250.00	(2,320.74)	2,911.09	2,750.00	161.09	3,000.00
6040 · Pest Control - Interior	725.00	240.00	485.00	4,350.00	2,640.00	1,710.00	2,880.00
6041 · Rodent Control	0.00	60.00	(60.00)	650.00	660.00	(10.00)	720.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,751.00	3,301.00	450.00	37,041.00	36,311.00	730.00	39,612.00
6100.03 · Landscape Replacement/Sup...	1,824.00	83.33	1,740.67	3,011.37	916.67	2,094.70	1,000.00
6100.04 · Palm Trees over 15'	0.00	291.67	(291.67)	1,535.00	3,208.33	(1,673.33)	3,500.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
6100.06 · Common Area Mulch	0.00	95.83	(95.83)	1,284.15	1,054.17	229.98	1,150.00
6100.07 · Repair Lamp Poles	0.00	16.67	(16.67)	23.53	183.33	(159.80)	200.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	2,723.46	2,750.00	(26.54)	3,000.00
6101.01 · Tree Replacement	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
6101.03 · Drip Lines in Common Areas	0.00	525.00	(525.00)	6,401.50	5,775.00	626.50	6,300.00
6200.01 · Pool Contract/Repairs	310.00	383.33	(73.33)	5,437.20	4,216.67	1,220.53	4,600.00
6200.03 · Pool Heater Contract	0.00	21.67	(21.67)	609.13	238.33	370.80	260.00
6200.04 · Pool Furniture	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
6200.05 · Pool Cabana Cleaning	160.00	173.33	(13.33)	1,886.71	1,906.67	(19.96)	2,080.00
7100 · Water/Sewer	64.22	156.25	(92.03)	1,122.76	1,718.75	(595.99)	1,875.00
7200 · Electricity	428.86	450.00	(21.14)	4,231.69	4,950.00	(718.31)	5,400.00
7700 · Interest Expense-Insurance Loan	233.83	175.00	58.83	2,306.63	1,925.00	381.63	2,100.00
7900 · Contingency	0.00	37.50	(37.50)	106.20	412.50	(306.30)	450.00
<b>Total Expense</b>	<u>15,734.53</u>	<u>17,148.08</u>	<u>(1,413.55)</u>	<u>188,453.16</u>	<u>188,628.92</u>	<u>(175.76)</u>	<u>205,777.00</u>
<b>Net Ordinary Income</b>	1,324.84	0.01	1,324.83	1,038.89	(0.01)	1,038.90	0.00
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Interest	29.43	0.00	29.43	233.83	0.00	233.83	0.00
8530.01 · Pool Reserve	0.00	0.00	0.00	45,253.00	10,253.00	35,000.00	10,253.00
<b>Total Other Income</b>	29.43	0.00	29.43	45,486.83	10,253.00	35,233.83	10,253.00
<b>Other Expense</b>							
9599.00 · Reserves Contribution Transfer	29.43	854.42	(824.99)	45,486.83	9,398.58	36,088.25	10,253.00
<b>Total Other Expense</b>	29.43	854.42	(824.99)	45,486.83	9,398.58	36,088.25	10,253.00
<b>Net Other Income</b>	0.00	(854.42)	854.42	0.00	854.42	(854.42)	0.00
<b>Net Income</b>	<u>1,324.84</u>	<u>(854.41)</u>	<u>2,179.25</u>	<u>1,038.89</u>	<u>854.41</u>	<u>184.48</u>	<u>0.00</u>

**Jacaranda Country Club Villas Condominium Association, Inc.**  
**Revenue & Expense Monthly Comparison**

January through November 2019

12/06/19

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 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	16,545.58	16,545.58	182,001.41
4240 · Interest Income	0.00	40.41	(10.87)	0.00	0.00	10.88	0.00	0.00	0.00	32.64	(10.88)	62.18
4280 · Misc. Income	160.00	355.00	65.00	0.00	100.00	186.25	50.00	100.00	35.88	242.50	(36.25)	1,258.38
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	560.92	6,170.08
<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>17,381.64</b>	<b>17,059.37</b>	<b>189,492.05</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>17,381.64</b>	<b>17,059.37</b>	<b>189,492.05</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	147.50	0.00	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	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	1,050.00	11,550.00
5100 · Administrative	70.96	169.52	266.75	118.85	35.00	159.80	178.58	79.40	560.18	29.70	262.53	1,931.27
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	8,995.83	95,324.22
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	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	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	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	(2,070.74)	2,911.09
6040 · Pest Control - Interior	65.00	660.00	0.00	725.00	725.00	0.00	725.00	0.00	725.00	0.00	725.00	4,350.00
6041 · Rodent Control	0.00	130.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	0.00	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	3,751.00	37,041.00
6100.03 · Landscape Replacement/Supplies	90.96	869.25	(90.96)	58.12	0.00	260.00	0.00	0.00	0.00	0.00	1,824.00	3,011.37
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	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	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	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	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	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	310.00	5,437.20
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	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	160.00	1,886.71
7100 · Water/Sewer	209.07	82.46	160.79	83.54	86.76	100.71	70.66	101.77	49.20	113.58	64.22	1,122.76
7200 · Electricity	747.13	445.64	574.33	493.22	431.98	238.39	209.84	223.08	194.30	244.92	428.86	4,231.69
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	233.83	2,306.63
7900 · Contingency	0.00	31.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	106.20
<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>16,522.41</b>	<b>15,734.53</b>	<b>188,453.16</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>859.23</b>	<b>1,324.84</b>	<b>1,038.89</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	36.41	29.43	233.83
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	2,563.25	0.00	45,253.00
<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>2,599.66</b>	<b>29.43</b>	<b>45,486.83</b>

12/06/19

**Jacaranda Country Club Villas Condominium Association, Inc.**  
**Revenue & Expense Monthly Comparison**  
January through November 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>Nov 19</u>	<u>TOTAL</u>
<b>Other Expense</b>												
<b>9599.00 · Reserves Contribution Transfer</b>	2,569.25	6.16	6.84	2,570.07	35,007.71	27.11	2,599.84	35.95	34.81	2,599.66	29.43	45,486.83
<b>Total Other Expense</b>	<u>2,569.25</u>	<u>6.16</u>	<u>6.84</u>	<u>2,570.07</u>	<u>35,007.71</u>	<u>27.11</u>	<u>2,599.84</u>	<u>35.95</u>	<u>34.81</u>	<u>2,599.66</u>	<u>29.43</u>	<u>45,486.83</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>2,831.71</u></u>	<u><u>(494.05)</u></u>	<u><u>1,992.43</u></u>	<u><u>1,268.26</u></u>	<u><u>500.26</u></u>	<u><u>(9,045.97)</u></u>	<u><u>3,710.74</u></u>	<u><u>2,556.91</u></u>	<u><u>(4,465.47)</u></u>	<u><u>859.23</u></u>	<u><u>1,324.84</u></u>	<u><u>1,038.89</u></u>