

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

01/14/20

|  | Dec 31, 19        |
|--|-------------------|
| <b>ASSETS</b>                            |                   |
| <b>Current Assets</b>                    |                   |
| <b>Checking/Savings</b>                  |                   |
| 1001 · OPs Sabal Palm - 0896             | 63,971.21         |
| 1002 · Res Sabal Palm - 0739             | 36,578.16         |
|  | 100,549.37        |
| <b>Accounts Receivable</b>               | (22,916.75)       |
| <b>Other Current Assets</b>              |                   |
| 1400 · Prepaid Insurance                 | 46,148.28         |
| 1420 · Prepaid Expenses                  | 288.00            |
| 1499 · Undeposited Funds                 | 23.00             |
|  | 46,459.28         |
| <b>Total Other Current Assets</b>        | 46,459.28         |
| <b>Total Current Assets</b>              | 124,091.90        |
| <b>TOTAL ASSETS</b>                      | <b>124,091.90</b> |
| <b>LIABILITIES &amp; EQUITY</b>          |                   |
| <b>Liabilities</b>                       |                   |
| <b>Current Liabilities</b>               |                   |
| <b>Accounts Payable</b>                  | 2,890.42          |
| <b>Other Current Liabilities</b>         |                   |
| 2013 · Accrued Expenses                  | 130.00            |
| 2035 · Note Payable-Prem Assign/Insur    | 36,969.24         |
|  | 37,099.24         |
| <b>Total Other Current Liabilities</b>   | 37,099.24         |
| <b>Total Current Liabilities</b>         | 39,989.66         |
| <b>Total Liabilities</b>                 | 39,989.66         |
| <b>Equity</b>                            |                   |
| 3530.01 · Reserve - Pool                 | 38,226.18         |
| 3550.01 · Reserve - Wall SKLAR           | 1,500.48          |
| 3560.01 · Reserve - Irr. Well Pumps (x2) | (3,400.00)        |
| 3599.01 · Reserves - Interest            | 251.50            |
| 3600 · Beg Fund Bal - Operating          | 79,802.82         |
| 3610 · Transfer to Pool Reserves         | (35,000.00)       |
| 3901 · Prior Year Adjustment             | 77.91             |
| Net Income                               | 2,643.35          |
|  | 84,102.24         |
| <b>Total Equity</b>                      | 84,102.24         |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>    | <b>124,091.90</b> |

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

01/14/20

December 2019

|  | Dec 19           | Budget           | \$ Over Bud...    | Jan - Dec 19      | YTD Budget        | \$ Over Bud...    | Annual Bud...     |
|--|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Ordinary Income/Expense</b>           |                  |                  |                   |                   |                   |                   |                   |
| <b>Income</b>                            |                  |                  |                   |                   |                   |                   |                   |
| 4000 · Maintenance Fees                  | 16,545.59        | 16,545.50        | 0.09              | 198,547.00        | 198,546.00        | 1.00              | 198,546.00        |
| 4240 · Interest Income                   | 0.00             | 0.00             | 0.00              | 62.18             | 0.00              | 62.18             | 0.00              |
| 4280 · Misc. Income                      | 200.00           | 41.67            | 158.33            | 1,458.38          | 500.00            | 958.38            | 500.00            |
| 4300 · Surplus Carry Forward             | 560.92           | 560.92           | 0.00              | 6,731.00          | 6,731.00          | 0.00              | 6,731.00          |
| <b>Total Income</b>                      | <b>17,306.51</b> | <b>17,148.09</b> | <b>158.42</b>     | <b>206,798.56</b> | <b>205,777.00</b> | <b>1,021.56</b>   | <b>205,777.00</b> |
| <b>Gross Profit</b>                      | <b>17,306.51</b> | <b>17,148.09</b> | <b>158.42</b>     | <b>206,798.56</b> | <b>205,777.00</b> | <b>1,021.56</b>   | <b>205,777.00</b> |
| <b>Expense</b>                           |                  |                  |                   |                   |                   |                   |                   |
| 5010 · Legal/Accounting                  | 0.00             | 166.67           | (166.67)          | 2,242.00          | 2,000.00          | 242.00            | 2,000.00          |
| 5011 · Accounting                        | 0.00             | 20.83            | (20.83)           | 250.00            | 250.00            | 0.00              | 250.00            |
| 5020 · Management Fees                   | 1,050.00         | 1,050.00         | 0.00              | 12,600.00         | 12,600.00         | 0.00              | 12,600.00         |
| 5100 · Administrative                    | 287.65           | 166.67           | 120.98            | 2,218.92          | 2,000.00          | 218.92            | 2,000.00          |
| 5200 · Insurance                         | 8,995.83         | 8,916.67         | 79.16             | 104,320.05        | 107,000.00        | (2,679.95)        | 107,000.00        |
| 5201 · GAB Robbins Insurance Appraisal   | 0.00             | 45.83            | (45.83)           | 650.00            | 550.00            | 100.00            | 550.00            |
| 5300 · Division Fees                     | 0.00             | 24.00            | (24.00)           | 288.00            | 288.00            | 0.00              | 288.00            |
| 5310 · Licenses/Fees                     | 0.00             | 38.50            | (38.50)           | 586.25            | 462.00            | 124.25            | 462.00            |
| 6000 · Maintenance/Repairs General       | 270.23           | 250.00           | 20.23             | 3,181.32          | 3,000.00          | 181.32            | 3,000.00          |
| 6040 · Pest Control - Interior           | 130.00           | 240.00           | (110.00)          | 4,480.00          | 2,880.00          | 1,600.00          | 2,880.00          |
| 6041 · Rodent Control                    | 0.00             | 60.00            | (60.00)           | 650.00            | 720.00            | (70.00)           | 720.00            |
| 6100.01 · Lawn/Shrub/Irrigation Contract | 3,131.00         | 3,301.00         | (170.00)          | 40,172.00         | 39,612.00         | 560.00            | 39,612.00         |
| 6100.03 · Landscape Replacement/Sup...   | 0.00             | 83.33            | (83.33)           | 3,011.37          | 1,000.00          | 2,011.37          | 1,000.00          |
| 6100.04 · Palm Trees over 15'            | 0.00             | 291.67           | (291.67)          | 1,535.00          | 3,500.00          | (1,965.00)        | 3,500.00          |
| 6100.05 · Misc.Tree Trimming             | 0.00             | 83.33            | (83.33)           | 0.00              | 1,000.00          | (1,000.00)        | 1,000.00          |
| 6100.06 · Common Area Mulch              | 0.00             | 95.83            | (95.83)           | 1,284.15          | 1,150.00          | 134.15            | 1,150.00          |
| 6100.07 · Repair Lamp Poles              | 0.00             | 16.67            | (16.67)           | 23.53             | 200.00            | (176.47)          | 200.00            |
| 6100.09 · Irrigation Repairs             | 42.34            | 250.00           | (207.66)          | 2,765.80          | 3,000.00          | (234.20)          | 3,000.00          |
| 6101.01 · Tree Replacement               | 0.00             | 41.67            | (41.67)           | 0.00              | 500.00            | (500.00)          | 500.00            |
| 6101.03 · Drip Lines in Common Areas     | 0.00             | 525.00           | (525.00)          | 6,401.50          | 6,300.00          | 101.50            | 6,300.00          |
| 6200.01 · Pool Contract/Repairs          | 620.00           | 383.33           | 236.67            | 6,057.20          | 4,600.00          | 1,457.20          | 4,600.00          |
| 6200.03 · Pool Heater Contract           | 0.00             | 21.67            | (21.67)           | 609.13            | 260.00            | 349.13            | 260.00            |
| 6200.04 · Pool Furniture                 | 0.00             | 83.33            | (83.33)           | 0.00              | 1,000.00          | (1,000.00)        | 1,000.00          |
| 6200.05 · Pool Cabana Cleaning           | 200.00           | 173.33           | 26.67             | 2,086.71          | 2,080.00          | 6.71              | 2,080.00          |
| 7100 · Water/Sewer                       | 112.50           | 156.25           | (43.75)           | 1,235.26          | 1,875.00          | (639.74)          | 1,875.00          |
| 7200 · Electricity                       | 628.67           | 450.00           | 178.67            | 4,860.36          | 5,400.00          | (539.64)          | 5,400.00          |
| 7700 · Interest Expense-Insurance Loan   | 233.83           | 175.00           | 58.83             | 2,540.46          | 2,100.00          | 440.46            | 2,100.00          |
| 7900 · Contingency                       | 0.00             | 37.50            | (37.50)           | 106.20            | 450.00            | (343.80)          | 450.00            |
| <b>Total Expense</b>                     | <b>15,702.05</b> | <b>17,148.08</b> | <b>(1,446.03)</b> | <b>204,155.21</b> | <b>205,777.00</b> | <b>(1,621.79)</b> | <b>205,777.00</b> |
| <b>Net Ordinary Income</b>               | <b>1,604.46</b>  | <b>0.01</b>      | <b>1,604.45</b>   | <b>2,643.35</b>   | <b>0.00</b>       | <b>2,643.35</b>   | <b>0.00</b>       |
| <b>Other Income/Expense</b>              |                  |                  |                   |                   |                   |                   |                   |
| <b>Other Income</b>                      |                  |                  |                   |                   |                   |                   |                   |
| 8050 · Reserve Interest                  | 17.67            | 0.00             | 17.67             | 251.50            | 0.00              | 251.50            | 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>                | <b>17.67</b>     | <b>0.00</b>      | <b>17.67</b>      | <b>45,504.50</b>  | <b>10,253.00</b>  | <b>35,251.50</b>  | <b>10,253.00</b>  |
| <b>Other Expense</b>                     |                  |                  |                   |                   |                   |                   |                   |
| 9599.00 · Reserves Contribution Transfer | 17.67            | 854.42           | (836.75)          | 45,504.50         | 10,253.00         | 35,251.50         | 10,253.00         |
| <b>Total Other Expense</b>               | <b>17.67</b>     | <b>854.42</b>    | <b>(836.75)</b>   | <b>45,504.50</b>  | <b>10,253.00</b>  | <b>35,251.50</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>0.00</b>       | <b>0.00</b>       | <b>0.00</b>       |
| <b>Net Income</b>                        | <b>1,604.46</b>  | <b>(854.41)</b>  | <b>2,458.87</b>   | <b>2,643.35</b>   | <b>0.00</b>       | <b>2,643.35</b>   | <b>0.00</b>       |

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

|  | Jan 19    | Feb 19    | Mar 19    | Apr 19    | May 19    | Jun 19     | Jul 19     | Aug 19    | Sep 19     | Oct 19    | Nov 19     | Dec 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  | 16,545.59 | 198547.00 |
| 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)    | 0.00      | 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)    | 200.00    | 1,458.38  |
| 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     | 560.92    | 6,731.00  |
| <b>Total Income</b>                      | 17,266.46 | 17,501.87 | 17,160.68 | 17,106.50 | 16,645.58 | 16,742.72  | 18,278.35  | 17,206.51 | 17,142.37  | 17,381.64 | 17,059.37  | 17,306.51 | 206798.56 |
| <b>Gross Profit</b>                      | 17,266.46 | 17,501.87 | 17,160.68 | 17,106.50 | 16,645.58 | 16,742.72  | 18,278.35  | 17,206.51 | 17,142.37  | 17,381.64 | 17,059.37  | 17,306.51 | 206798.56 |
| <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       | 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       | 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   | 1,050.00  | 12,600.00 |
| 5100 · Administrative                    | 70.96     | 169.52    | 266.75    | 118.85    | 35.00     | 159.80     | 178.58     | 79.40     | 560.18     | 29.70     | 262.53     | 287.65    | 2,218.92  |
| 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   | 8,995.83  | 104320.05 |
| 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       | 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       | 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       | 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) | 270.23    | 3,181.32  |
| 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     | 130.00    | 4,480.00  |
| 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       | 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   | 3,131.00  | 40,172.00 |
| 6100.03 · Landscape Replacement/Suppl... | 90.96     | 869.25    | (90.96)   | 58.12     | 0.00      | 260.00     | 0.00       | 0.00      | 0.00       | 0.00      | 1,824.00   | 0.00      | 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       | 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       | 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       | 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       | 42.34     | 2,765.80  |
| 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       | 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     | 620.00    | 6,057.20  |
| 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       | 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     | 200.00    | 2,086.71  |
| 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      | 112.50    | 1,235.26  |
| 7200 · Electricity                       | 747.13    | 445.64    | 574.33    | 493.22    | 431.98    | 238.39     | 209.84     | 223.08    | 194.30     | 244.92    | 428.86     | 628.67    | 4,860.36  |
| 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     | 233.83    | 2,540.46  |
| 7900 · Contingency                       | 0.00      | 31.20     | 0.00      | 0.00      | 0.00      | 0.00       | 0.00       | 0.00      | 0.00       | 75.00     | 0.00       | 0.00      | 106.20    |
| <b>Total Expense</b>                     | 14,434.75 | 17,995.92 | 15,168.25 | 15,838.24 | 16,145.32 | 25,788.69  | 14,567.61  | 14,649.60 | 21,607.84  | 16,522.41 | 15,734.53  | 15,702.05 | 204155.21 |
| <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    | 1,324.84   | 1,604.46  | 2,643.35  |
| <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      | 17.67     | 251.50    |
| 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       | 0.00      | 45,253.00 |
| <b>Total Other Income</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      | 17.67     | 45,504.50 |

01/14/20

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

|   | Jan 19          | Feb 19          | Mar 19          | Apr 19          | May 19        | Jun 19            | Jul 19          | Aug 19          | Sep 19            | Oct 19        | Nov 19          | Dec 19          | TOTAL           |
|---|-----------------|-----------------|-----------------|-----------------|---------------|-------------------|-----------------|-----------------|-------------------|---------------|-----------------|-----------------|-----------------|
| <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           | 17.67           | 45,504.50       |
| <b>Total Other Expense</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           | 17.67           | 45,504.50       |
| <b>Net Other Income</b>                         | 0.00            | 0.00            | 0.00            | 0.00            | 0.00          | 0.00              | 0.00            | 0.00            | 0.00              | 0.00          | 0.00            | 0.00            | 0.00            |
| <b>Net 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>1,604.46</b> | <b>2,643.35</b> |