

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2020**

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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.

Jacaranda Country Club Villas Condominium Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2020

02/10/20

	Jan 31, 20
ASSETS	
Current Assets	
Checking/Savings	
1001 · OPs Sabal Palm - 0896	78,419.66
1002 · Res Sabal Palm - 0739	40,688.41
Total Checking/Savings	119,108.07
Accounts Receivable	
1200 · Accounts Receivable	3,388.25
Total Accounts Receivable	3,388.25
Other Current Assets	
1400 · Prepaid Insurance	36,918.62
Total Other Current Assets	36,918.62
Total Current Assets	159,414.94
TOTAL ASSETS	159,414.94
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	831.74
Total Accounts Payable	831.74
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	36,631.34
2013 · Accrued Expenses	3,666.00
2035 · Note Payable-Prem Assign/Insur	27,726.93
Total Other Current Liabilities	68,024.27
Total Current Liabilities	68,856.01
Total Liabilities	68,856.01
Equity	
3525.01 · Capital Assets	40,688.41
3600 · Beg Fund Bal - Operating	44,702.61
3900 · Retained Earnings	2,643.35
3901 · Prior Year Adjustment	65.00
Net Income	2,459.56
Total Equity	90,558.93
TOTAL LIABILITIES & EQUITY	159,414.94

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

January 2020

	Jan 20	Budget	\$ Over Bud...	Jan 20	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	18,315.66	18,315.66	0.00	18,315.66	18,315.66	0.00	219,788.00
4300 · Surplus Carry Forward	178.12	178.12	0.00	178.12	178.12	0.00	2,137.00
Total Income	18,493.78	18,493.78	0.00	18,493.78	18,493.78	0.00	221,925.00
Gross Profit	18,493.78	18,493.78	0.00	18,493.78	18,493.78	0.00	221,925.00
Expense							
5010 · Legal Fees	0.00	458.37	(458.37)	0.00	458.37	(458.37)	5,500.00
5011 · Accounting	0.00	20.87	(20.87)	0.00	20.87	(20.87)	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	1,050.00	1,050.00	0.00	12,600.00
5100 · Administrative	331.85	134.87	196.98	331.85	134.87	196.98	1,618.00
5200 · Insurance	8,995.83	9,750.00	(754.17)	8,995.83	9,750.00	(754.17)	117,000.00
5201 · GAB Robbins Insurance Appraisal	0.00	54.13	(54.13)	0.00	54.13	(54.13)	650.00
5300 · Division Fees	288.00	24.00	264.00	288.00	24.00	264.00	288.00
5310 · Licenses/Fees	0.00	48.87	(48.87)	0.00	48.87	(48.87)	586.00
6000 · Maintenance/Repairs General	260.76	250.00	10.76	260.76	250.00	10.76	3,000.00
6040 · Pest Control - Interior	0.00	240.00	(240.00)	0.00	240.00	(240.00)	2,880.00
6041 · Rodent Control	65.00	65.00	0.00	65.00	65.00	0.00	780.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,416.63	24.37	3,441.00	3,416.63	24.37	41,000.00
6100.03 · Landscape Replacement/Sup...	100.45	100.00	0.45	100.45	100.00	0.45	1,200.00
6100.04 · Palm Trees over 15'	0.00	291.63	(291.63)	0.00	291.63	(291.63)	3,500.00
6100.05 · Misc.Tree Trimming	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
6100.06 · Common Area Mulch	0.00	95.87	(95.87)	0.00	95.87	(95.87)	1,150.00
6100.07 · Repair Lamp Poles	0.00	58.37	(58.37)	0.00	58.37	(58.37)	700.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
6101.01 · Tree Replacement	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
6101.03 · Drip Lines in Common Areas	0.00	533.37	(533.37)	0.00	533.37	(533.37)	6,400.00
6200.01 · Pool Contract/Repairs	379.60	383.37	(3.77)	379.60	383.37	(3.77)	4,600.00
6200.03 · Pool Heater Contract	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
6200.05 · Pool Cabana Cleaning	160.00	173.37	(13.37)	160.00	173.37	(13.37)	2,080.00
7100 · Water/Sewer	92.12	156.25	(64.13)	92.12	156.25	(64.13)	1,875.00
7200 · Electricity	635.78	450.00	185.78	635.78	450.00	185.78	5,400.00
7700 · Interest Expense-Insurance Loan	233.83	233.37	0.46	233.83	233.37	0.46	2,800.00
7900 · Contingency	0.00	64.00	(64.00)	0.00	64.00	(64.00)	768.00
Total Expense	16,034.22	18,494.08	(2,459.86)	16,034.22	18,494.08	(2,459.86)	221,925.00
Net Ordinary Income	2,459.56	(0.30)	2,459.86	2,459.56	(0.30)	2,459.86	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	17.25	0.00	17.25	17.25	0.00	17.25	0.00
8530.01 · Pool Reserve	4,093.00	4,093.00	0.00	4,093.00	4,093.00	0.00	16,372.00
Total Other Income	4,110.25	4,093.00	17.25	4,110.25	4,093.00	17.25	16,372.00
Other Expense							
9599.00 · Reserves Contribution Transfer	4,110.25	4,093.00	17.25	4,110.25	4,093.00	17.25	16,372.00
Total Other Expense	4,110.25	4,093.00	17.25	4,110.25	4,093.00	17.25	16,372.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	2,459.56	(0.30)	2,459.86	2,459.56	(0.30)	2,459.86	0.00