

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 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 April 30, 2020

| | Apr 30, 20 |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1001 · OPs Sabal Palm - 0896 | 78,811.08 |
| 1002 · Res Sabal Palm - 0739 | 45,470.55 |
| Total Checking/Savings | 124,281.63 |
| Accounts Receivable | |
| 1200 · Accounts Receivable | 1,098.13 |
| Total Accounts Receivable | 1,098.13 |
| Other Current Assets | |
| 1400 · Prepaid Insurance | 9,229.64 |
| Total Other Current Assets | 9,229.64 |
| Total Current Assets | 134,609.40 |
| TOTAL ASSETS | 134,609.40 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2001 · *Accounts Payable | 2,906.03 |
| Total Accounts Payable | 2,906.03 |
| Other Current Liabilities | |
| 2010 · Pre-Collected Maint Fee | 36,631.33 |
| Total Other Current Liabilities | 36,631.33 |
| Total Current Liabilities | 39,537.36 |
| Total Liabilities | 39,537.36 |
| Equity | |
| 3525.01 · Capital Assets | 45,470.55 |
| 3600 · Beg Fund Bal - Operating | 44,168.37 |
| 3900 · Retained Earnings | 2,643.35 |
| 3901 · Prior Year Adjustment | 65.00 |
| Net Income | 2,724.77 |
| Total Equity | 95,072.04 |
| TOTAL LIABILITIES & EQUITY | 134,609.40 |

Jacaranda Country Club Villas Condominium Association, Inc.

Revenue & Expense Budget Performance

April 2020

05/13/20

| | Apr 20 | Budget | \$ Over Budget | Jan - Apr 20 | YTD Budget | \$ Over Budget | Annual Bud... |
|--|------------------|------------------|-------------------|------------------|------------------|-------------------|-------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| 4000 · Maintenance Fees | 18,315.67 | 18,315.66 | 0.01 | 73,262.67 | 73,262.66 | 0.01 | 219,788.00 |
| 4240 · Interest Income | 0.00 | 0.00 | 0.00 | 12.30 | 0.00 | 12.30 | 0.00 |
| 4280 · Misc. Income | 100.00 | 0.00 | 100.00 | 695.00 | 0.00 | 695.00 | 0.00 |
| 4300 · Surplus Carry Forward | 178.08 | 178.08 | 0.00 | 712.36 | 712.36 | 0.00 | 2,137.00 |
| Total Income | 18,593.75 | 18,493.74 | 100.01 | 74,682.33 | 73,975.02 | 707.31 | 221,925.00 |
| Gross Profit | 18,593.75 | 18,493.74 | 100.01 | 74,682.33 | 73,975.02 | 707.31 | 221,925.00 |
| Expense | | | | | | | |
| 5010 · Legal Fees | 0.00 | 458.33 | (458.33) | 0.00 | 1,833.36 | (1,833.36) | 5,500.00 |
| 5011 · Accounting | 250.00 | 20.83 | 229.17 | 250.00 | 83.36 | 166.64 | 250.00 |
| 5020 · Management Fees | 1,050.00 | 1,050.00 | 0.00 | 4,200.00 | 4,200.00 | 0.00 | 12,600.00 |
| 5100 · Administrative | 39.60 | 134.83 | (95.23) | 921.56 | 539.36 | 382.20 | 1,618.00 |
| 5200 · Insurance | 8,995.83 | 9,750.00 | (754.17) | 35,983.32 | 39,000.00 | (3,016.68) | 117,000.00 |
| 5201 · GAB Robbins Insurance Appraisal | 0.00 | 54.17 | (54.17) | 0.00 | 216.64 | (216.64) | 650.00 |
| 5300 · Division Fees | 0.00 | 24.00 | (24.00) | 288.00 | 96.00 | 192.00 | 288.00 |
| 5310 · Licenses/Fees | 61.25 | 48.83 | 12.42 | 61.25 | 195.36 | (134.11) | 586.00 |
| 6000 · Maintenance/Repairs General | 338.56 | 250.00 | 88.56 | 599.32 | 1,000.00 | (400.68) | 3,000.00 |
| 6040 · Pest Control - Interior | 1,450.00 | 240.00 | 1,210.00 | 1,450.00 | 960.00 | 490.00 | 2,880.00 |
| 6041 · Rodent Control | 130.00 | 65.00 | 65.00 | 260.00 | 260.00 | 0.00 | 780.00 |
| 6100.01 · Lawn/Shrub/Irrigation Contract | 3,441.00 | 3,416.67 | 24.33 | 13,764.00 | 13,666.64 | 97.36 | 41,000.00 |
| 6100.03 · Landscape Replacement/Supp... | 0.00 | 100.00 | (100.00) | 445.45 | 400.00 | 45.45 | 1,200.00 |
| 6100.04 · Palm Trees over 15' | 0.00 | 291.67 | (291.67) | 0.00 | 1,166.64 | (1,166.64) | 3,500.00 |
| 6100.05 · Misc.Tree Trimming | 0.00 | 83.33 | (83.33) | 0.00 | 333.36 | (333.36) | 1,000.00 |
| 6100.06 · Common Area Mulch | 0.00 | 95.83 | (95.83) | 1,247.12 | 383.36 | 863.76 | 1,150.00 |
| 6100.07 · Repair Lamp Poles | 0.00 | 58.33 | (58.33) | 0.00 | 233.36 | (233.36) | 700.00 |
| 6100.09 · Irrigation Repairs | (6,335.00) | 250.00 | (6,585.00) | 186.25 | 1,000.00 | (813.75) | 3,000.00 |
| 6101.01 · Tree Replacement | 0.00 | 83.33 | (83.33) | 0.00 | 333.36 | (333.36) | 1,000.00 |
| 6101.03 · Drip Lines in Common Areas | 6,335.00 | 533.33 | 5,801.67 | 6,335.00 | 2,133.36 | 4,201.64 | 6,400.00 |
| 6200.01 · Pool Contract/Repairs | 360.65 | 383.33 | (22.68) | 1,432.25 | 1,533.36 | (101.11) | 4,600.00 |
| 6200.03 · Pool Heater Contract | 0.00 | 25.00 | (25.00) | 0.00 | 100.00 | (100.00) | 300.00 |
| 6200.05 · Pool Cabana Cleaning | 160.00 | 173.33 | (13.33) | 681.25 | 693.36 | (12.11) | 2,080.00 |
| 7100 · Water/Sewer | 95.58 | 156.25 | (60.67) | 381.12 | 625.00 | (243.88) | 1,875.00 |
| 7200 · Electricity | 284.80 | 450.00 | (165.20) | 1,811.49 | 1,800.00 | 11.49 | 5,400.00 |
| 7700 · Interest Expense-Insurance Loan | 233.83 | 233.33 | 0.50 | 935.32 | 933.36 | 1.96 | 2,800.00 |
| 7800 · Bad Debt Expense | 0.00 | 0.00 | 0.00 | 724.86 | 0.00 | 724.86 | 0.00 |
| 7900 · Contingency | 0.00 | 64.00 | (64.00) | 0.00 | 256.00 | (256.00) | 768.00 |
| Total Expense | 16,891.10 | 18,493.72 | (1,602.62) | 71,957.56 | 73,975.24 | (2,017.68) | 221,925.00 |
| Net Ordinary Income | 1,702.65 | 0.02 | 1,702.63 | 2,724.77 | (0.22) | 2,724.99 | 0.00 |
| Other Income/Expense | | | | | | | |
| Other Income | | | | | | | |
| 8050 · Reserve Interest | 12.49 | 0.00 | 12.49 | 66.54 | 0.00 | 66.54 | 0.00 |
| 8530.01 · Pool Reserve | 4,093.00 | 4,093.00 | 0.00 | 8,186.00 | 8,186.00 | 0.00 | 16,372.00 |
| Total Other Income | 4,105.49 | 4,093.00 | 12.49 | 8,252.54 | 8,186.00 | 66.54 | 16,372.00 |
| Other Expense | | | | | | | |
| 9599.00 · Reserves Contribution Transfer | 4,105.49 | 4,093.00 | 12.49 | 8,252.54 | 8,186.00 | 66.54 | 16,372.00 |
| Total Other Expense | 4,105.49 | 4,093.00 | 12.49 | 8,252.54 | 8,186.00 | 66.54 | 16,372.00 |
| Net Other Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Income | 1,702.65 | 0.02 | 1,702.63 | 2,724.77 | (0.22) | 2,724.99 | 0.00 |