

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

	Jul 31, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1001 · OPs Sabal Palm - 0896	93,212.09
1002 · Res Sabal Palm - 0739	49,603.99
<b>Total Checking/Savings</b>	142,816.08
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	(291.97)
<b>Total Accounts Receivable</b>	(291.97)
<b>Other Current Assets</b>	
1400 · Prepaid Insurance	93,186.01
1499 · Undeposited Funds	820.00
<b>Total Other Current Assets</b>	94,006.01
<b>Total Current Assets</b>	236,530.12
<b>TOTAL ASSETS</b>	<b>236,530.12</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2001 · *Accounts Payable	4,966.67
<b>Total Accounts Payable</b>	4,966.67
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	36,631.33
2035 · Note Payable-Prem Assign/Insur	92,350.60
<b>Total Other Current Liabilities</b>	128,981.93
<b>Total Current Liabilities</b>	133,948.60
<b>Total Liabilities</b>	133,948.60
<b>Equity</b>	
3525.01 · Capital Assets	49,603.99
3600 · Beg Fund Bal - Operating	43,634.13
3900 · Retained Earnings	2,643.35
3901 · Prior Year Adjustment	65.00
Net Income	6,635.05
<b>Total Equity</b>	102,581.52
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>236,530.12</b>

## Jacaranda Country Club Villas Condominium Association, Inc.

## Revenue &amp; Expense Budget Performance

July 2020

08/11/20

	Jul 20	Budget	\$ Over Budget	Jan - Jul 20	YTD Budget	\$ Over Budget	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maintenance Fees	18,315.67	18,315.66	0.01	128,209.67	128,209.66	0.01	219,788.00
4240 · Interest Income	49.20	0.00	49.20	61.50	0.00	61.50	0.00
4280 · Misc. Income	264.00	0.00	264.00	1,059.00	0.00	1,059.00	0.00
4300 · Surplus Carry Forward	178.08	178.08	0.00	1,246.60	1,246.60	0.00	2,137.00
<b>Total Income</b>	<b>18,806.95</b>	<b>18,493.74</b>	<b>313.21</b>	<b>130,576.77</b>	<b>129,456.26</b>	<b>1,120.51</b>	<b>221,925.00</b>
<b>Gross Profit</b>	<b>18,806.95</b>	<b>18,493.74</b>	<b>313.21</b>	<b>130,576.77</b>	<b>129,456.26</b>	<b>1,120.51</b>	<b>221,925.00</b>
<b>Expense</b>							
5010 · Legal Fees	0.00	458.33	(458.33)	155.00	3,208.35	(3,053.35)	5,500.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	145.85	104.15	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	7,350.00	7,350.00	0.00	12,600.00
5100 · Administrative	361.67	134.83	226.84	1,492.79	943.85	548.94	1,618.00
5200 · Insurance	9,120.69	9,750.00	(629.31)	63,220.53	68,250.00	(5,029.47)	117,000.00
5201 · Insurance Appraisal	0.00	54.17	(54.17)	650.00	379.15	270.85	650.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	168.00	120.00	288.00
5310 · Licenses/Fees	0.00	48.83	(48.83)	522.50	341.85	180.65	586.00
6000 · Maintenance/Repairs General	85.56	250.00	(164.44)	2,438.13	1,750.00	688.13	3,000.00
6040 · Pest Control - Interior	725.00	240.00	485.00	2,900.00	1,680.00	1,220.00	2,880.00
6041 · Rodent Control	65.00	65.00	0.00	455.00	455.00	0.00	780.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,416.67	24.33	24,087.00	23,916.65	170.35	41,000.00
6100.03 · Landscape Replacement/Supp...	0.00	100.00	(100.00)	445.45	700.00	(254.55)	1,200.00
6100.04 · Palm Trees over 15'	0.00	291.67	(291.67)	2,550.00	2,041.65	508.35	3,500.00
6100.05 · Misc. Tree Trimming	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
6100.06 · Common Area Mulch	0.00	95.83	(95.83)	1,247.12	670.85	576.27	1,150.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	0.00	408.35	(408.35)	700.00
6100.09 · Irrigation Repairs	150.00	250.00	(100.00)	347.58	1,750.00	(1,402.42)	3,000.00
6101.01 · Tree Replacement	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
6101.03 · Drip Lines in Common Areas	0.00	533.33	(533.33)	6,335.00	3,733.35	2,601.65	6,400.00
6200.01 · Pool Contract/Repairs	310.00	383.33	(73.33)	2,400.25	2,683.35	(283.10)	4,600.00
6200.03 · Pool Heater Contract	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00
6200.05 · Pool Cabana Cleaning	160.00	173.33	(13.33)	1,228.03	1,213.35	14.68	2,080.00
7100 · Water/Sewer	56.69	156.25	(99.56)	581.20	1,093.75	(512.55)	1,875.00
7200 · Electricity	385.36	450.00	(64.64)	2,708.33	3,150.00	(441.67)	5,400.00
7700 · Interest Expense-Insurance Loan	197.91	233.33	(35.42)	1,564.95	1,633.35	(68.40)	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	448.00	(448.00)	768.00
<b>Total Expense</b>	<b>16,108.88</b>	<b>18,493.72</b>	<b>(2,384.84)</b>	<b>123,941.72</b>	<b>129,456.40</b>	<b>(5,514.68)</b>	<b>221,925.00</b>
<b>Net Ordinary Income</b>	<b>2,698.07</b>	<b>0.02</b>	<b>2,698.05</b>	<b>6,635.05</b>	<b>(0.14)</b>	<b>6,635.19</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Interest	13.91	0.00	13.91	106.98	0.00	106.98	0.00
8530.01 · Pool Reserve	4,093.00	4,093.00	0.00	12,279.00	12,279.00	0.00	16,372.00
<b>Total Other Income</b>	<b>4,106.91</b>	<b>4,093.00</b>	<b>13.91</b>	<b>12,385.98</b>	<b>12,279.00</b>	<b>106.98</b>	<b>16,372.00</b>
<b>Other Expense</b>							
9599.00 · Reserves Contribution Transfer	4,106.91	4,093.00	13.91	12,385.98	12,279.00	106.98	16,372.00
<b>Total Other Expense</b>	<b>4,106.91</b>	<b>4,093.00</b>	<b>13.91</b>	<b>12,385.98</b>	<b>12,279.00</b>	<b>106.98</b>	<b>16,372.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>2,698.07</b>	<b>0.02</b>	<b>2,698.05</b>	<b>6,635.05</b>	<b>(0.14)</b>	<b>6,635.19</b>	<b>0.00</b>