

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

10/09/20

	Sep 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1001 · Sabal Palm OP 0896	88,120.36
1011 · Centennial OP 7180	14,196.17
1002 · Sabal Palm MM 0739	49,632.94
<b>Total Checking/Savings</b>	151,949.47
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	(44,011.87)
<b>Total Accounts Receivable</b>	(44,011.87)
<b>Other Current Assets</b>	
1400 · Prepaid Insurance	74,548.81
1499 · Undeposited Funds	1,645.00
<b>Total Other Current Assets</b>	76,193.81
<b>Total Current Assets</b>	184,131.41
<b>TOTAL ASSETS</b>	<b>184,131.41</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2001 · *Accounts Payable	3,821.26
<b>Total Accounts Payable</b>	3,821.26
<b>Other Current Liabilities</b>	
2035 · Note Payable-Prem Assign/Insur	73,880.48
<b>Total Other Current Liabilities</b>	73,880.48
<b>Total Current Liabilities</b>	77,701.74
<b>Total Liabilities</b>	77,701.74
<b>Equity</b>	
3525.01 · Capital Assets	49,632.94
3600 · Beg Fund Bal - Operating	43,277.97
3900 · Retained Earnings	2,643.35
3901 · Prior Year Adjustment	65.00
Net Income	10,810.41
<b>Total Equity</b>	106,429.67
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>184,131.41</b>

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

September 2020

	Sep 20	Budget	\$ Over Budget	Jan - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maintenance Fees	18,315.66	18,315.67	(0.01)	164,841.00	164,841.00	0.00	219,788.00
4240 · Interest Income	0.47	0.00	0.47	74.27	0.00	74.27	0.00
4280 · Misc. Income	100.00	0.00	100.00	1,259.00	0.00	1,259.00	0.00
4300 · Surplus Carry Forward	178.08	178.08	0.00	1,602.76	1,602.76	0.00	2,137.00
<b>Total Income</b>	<b>18,594.21</b>	<b>18,493.75</b>	<b>100.46</b>	<b>167,777.03</b>	<b>166,443.76</b>	<b>1,333.27</b>	<b>221,925.00</b>
<b>Gross Profit</b>	<b>18,594.21</b>	<b>18,493.75</b>	<b>100.46</b>	<b>167,777.03</b>	<b>166,443.76</b>	<b>1,333.27</b>	<b>221,925.00</b>
<b>Expense</b>							
5010 · Legal Fees	465.00	458.33	6.67	620.00	4,125.01	(3,505.01)	5,500.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	187.51	62.49	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	9,450.00	9,450.00	0.00	12,600.00
5100 · Administrative	317.56	134.83	182.73	1,855.00	1,213.51	641.49	1,618.00
5200 · Insurance	9,879.65	9,750.00	129.65	82,220.87	87,750.00	(5,529.13)	117,000.00
5201 · Insurance Appraisal	0.00	54.17	(54.17)	650.00	487.49	162.51	650.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	216.00	72.00	288.00
5310 · Licenses/Fees	0.00	48.83	(48.83)	522.50	439.51	82.99	586.00
6000 · Maintenance/Repairs General	(1,358.96)	250.00	(1,608.96)	2,513.13	2,250.00	263.13	3,000.00
6040 · Pest Control - Interior	0.00	240.00	(240.00)	2,175.00	2,160.00	15.00	2,880.00
6041 · Rodent Control	45.00	65.00	(20.00)	545.00	585.00	(40.00)	780.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,416.67	24.33	30,969.00	30,749.99	219.01	41,000.00
6100.03 · Landscape Replacement/Supplies	0.00	100.00	(100.00)	2,959.05	900.00	2,059.05	1,200.00
6100.04 · Palm Trees over 15'	0.00	291.67	(291.67)	2,550.00	2,624.99	(74.99)	3,500.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
6100.06 · Common Area Mulch	0.00	95.83	(95.83)	1,247.12	862.51	384.61	1,150.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	0.00	525.01	(525.01)	700.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	447.58	2,250.00	(1,802.42)	3,000.00
6101.01 · Tree Replacement	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
6101.03 · Drip Lines in Common Areas	0.00	533.33	(533.33)	6,335.00	4,800.01	1,534.99	6,400.00
6200.01 · Pool Contract/Repairs	387.00	383.33	3.67	3,097.25	3,450.01	(352.76)	4,600.00
6200.03 · Pool Heater Contract	0.00	25.00	(25.00)	0.00	225.00	(225.00)	300.00
6200.05 · Pool Cabana Cleaning	160.00	173.33	(13.33)	1,588.03	1,560.01	28.02	2,080.00
7100 · Water/Sewer	62.25	156.25	(94.00)	705.70	1,406.25	(700.55)	1,875.00
7200 · Electricity	256.74	450.00	(193.26)	3,292.76	4,050.00	(757.24)	5,400.00
7700 · Interest Expense-Insurance Loan	197.91	233.33	(35.42)	1,960.77	2,100.01	(139.24)	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	576.00	(576.00)	768.00
<b>Total Expense</b>	<b>14,903.15</b>	<b>18,493.72</b>	<b>(3,590.57)</b>	<b>156,966.62</b>	<b>166,443.84</b>	<b>(9,477.22)</b>	<b>221,925.00</b>
<b>Net Ordinary Income</b>	<b>3,691.06</b>	<b>0.03</b>	<b>3,691.03</b>	<b>10,810.41</b>	<b>(0.08)</b>	<b>10,810.49</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Interest	14.24	0.00	14.24	135.93	0.00	135.93	0.00
8530.01 · Pool Reserve	0.00	0.00	0.00	12,279.00	12,279.00	0.00	16,372.00
<b>Total Other Income</b>	<b>14.24</b>	<b>0.00</b>	<b>14.24</b>	<b>12,414.93</b>	<b>12,279.00</b>	<b>135.93</b>	<b>16,372.00</b>
<b>Other Expense</b>							
9599.00 · Reserves Contribution Transfer	14.24	0.00	14.24	12,414.93	12,279.00	135.93	16,372.00
<b>Total Other Expense</b>	<b>14.24</b>	<b>0.00</b>	<b>14.24</b>	<b>12,414.93</b>	<b>12,279.00</b>	<b>135.93</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>3,691.06</b>	<b>0.03</b>	<b>3,691.03</b>	<b>10,810.41</b>	<b>(0.08)</b>	<b>10,810.49</b>	<b>0.00</b>