

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

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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.

02/05/19

Jacaranda Country Club Villas Condominium Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2019

	Jan 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1001 · OPs Sabal Palm - 0896	114,654.24
1001.01 · Due to/from Op	(565.00)
1002 · Res Sabal Palm - 0739	19,609.17
1002.01 · Due to/from Res	565.00
Total Checking/Savings	134,263.41
Accounts Receivable	
1200 · Accounts Receivable	619.82
Total Accounts Receivable	619.82
Other Current Assets	
1400 · Prepaid Insurance	33,802.57
1499 · Undeposited Funds	2,150.00
Total Other Current Assets	35,952.57
Total Current Assets	170,835.80
TOTAL ASSETS	170,835.80
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	3,348.70
Total Accounts Payable	3,348.70
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	33,091.17
2035 · Note Payable-Prem Assign/Insur	25,417.11
Total Other Current Liabilities	58,508.28
Total Current Liabilities	61,856.98
Total Liabilities	61,856.98
Equity	
3530.01 · Reserve - Pool	18,667.69
3550.01 · Reserve - Wall SKLAAR	1,500.48
3599.01 · Reserves - Interest	6.00
3600 · Beg Fund Bal - Operating	85,972.94
Net Income	2,831.71
Total Equity	108,978.82
TOTAL LIABILITIES & EQUITY	170,835.80

Jacaranda Country Club Villas Condominium Association, Inc.

Revenue & Expense Budget Performance

January 2019

02/05/19

	Jan 19	Budget	\$ Over Bud...	Jan 19	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	16,545.58	16,545.50	0.08	16,545.58	16,545.50	0.08	198,546.00
4280 · Misc. Income	160.00	41.63	118.37	160.00	41.63	118.37	500.00
4300 · Surplus Carry Forward	560.88	560.88	0.00	560.88	560.88	0.00	6,731.00
Total Income	17,266.46	17,148.01	118.45	17,266.46	17,148.01	118.45	205,777.00
Gross Profit	17,266.46	17,148.01	118.45	17,266.46	17,148.01	118.45	205,777.00
Expense							
5010 · Legal/Accounting	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
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	70.96	166.63	(95.67)	70.96	166.63	(95.67)	2,000.00
5200 · Insurance	8,269.90	8,916.63	(646.73)	8,269.90	8,916.63	(646.73)	107,000.00
5201 · GAB Robbins Insurance Appraisal	0.00	45.87	(45.87)	0.00	45.87	(45.87)	550.00
5300 · Division Fees	0.00	24.00	(24.00)	0.00	24.00	(24.00)	288.00
5310 · Licenses/Fees	0.00	38.50	(38.50)	0.00	38.50	(38.50)	462.00
6000 · Maintenance/Repairs General	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
6040 · Pest Control - Interior	65.00	240.00	(175.00)	65.00	240.00	(175.00)	2,880.00
6041 · Rodent Control	0.00	60.00	(60.00)	0.00	60.00	(60.00)	720.00
6100.01 · Lawn\Shrub\Irrigation Contract	3,301.00	3,301.00	0.00	3,301.00	3,301.00	0.00	39,612.00
6100.03 · Landscape Replacement/Sup...	90.96	83.37	7.59	90.96	83.37	7.59	1,000.00
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	16.63	(16.63)	0.00	16.63	(16.63)	200.00
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	41.63	(41.63)	0.00	41.63	(41.63)	500.00
6101.03 · Drip Lines in Common Areas	0.00	525.00	(525.00)	0.00	525.00	(525.00)	6,300.00
6200.01 · Pool Contract/Repairs	290.00	383.37	(93.37)	290.00	383.37	(93.37)	4,600.00
6200.03 · Pool Heater Contract	0.00	21.63	(21.63)	0.00	21.63	(21.63)	260.00
6200.04 · Pool Furniture	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
6200.05 · Pool Cabana Cleaning	160.00	173.37	(13.37)	160.00	173.37	(13.37)	2,080.00
7100 · Water/Sewer	209.07	156.25	52.82	209.07	156.25	52.82	1,875.00
7200 · Electricity	747.13	450.00	297.13	747.13	450.00	297.13	5,400.00
7700 · Interest Expense-Insurance Loan	180.73	175.00	5.73	180.73	175.00	5.73	2,100.00
7900 · Contingency	0.00	37.50	(37.50)	0.00	37.50	(37.50)	450.00
Total Expense	14,434.75	17,148.12	(2,713.37)	14,434.75	17,148.12	(2,713.37)	205,777.00
Net Ordinary Income	2,831.71	(0.11)	2,831.82	2,831.71	(0.11)	2,831.82	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	6.00	0.00	6.00	6.00	0.00	6.00	0.00
8530.01 · Pool Reserve	2,563.25	2,563.25	0.00	2,563.25	2,563.25	0.00	10,253.00
Total Other Income	2,569.25	2,563.25	6.00	2,569.25	2,563.25	6.00	10,253.00
Other Expense							
9599.00 · Reserves Contribution Transfer	2,569.25	854.38	1,714.87	2,569.25	854.38	1,714.87	10,253.00
Total Other Expense	2,569.25	854.38	1,714.87	2,569.25	854.38	1,714.87	10,253.00
Net Other Income	0.00	1,708.87	(1,708.87)	0.00	1,708.87	(1,708.87)	0.00
Net Income	2,831.71	1,708.76	1,122.95	2,831.71	1,708.76	1,122.95	0.00