

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

08/16/19

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

	Jul 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1001 · OPs Sabal Palm - 0896	59,897.14
1002 · Res Sabal Palm - 0739	56,566.90
Total Checking/Savings	116,464.04
Accounts Receivable	
1200 · Accounts Receivable	2,978.24
Total Accounts Receivable	2,978.24
Other Current Assets	
1400 · Prepaid Insurance	92,296.87
1499 · Undeposited Funds	725.00
Total Other Current Assets	93,021.87
Total Current Assets	212,464.15
TOTAL ASSETS	212,464.15
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	496.81
Total Accounts Payable	496.81
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	33,091.16
2011 · Supense	(9,242.31)
2035 · Note Payable-Prem Assign/Insur	83,180.79
Total Other Current Liabilities	107,029.64
Total Current Liabilities	107,526.45
Total Liabilities	107,526.45
Equity	
3530.01 · Reserve - Pool	54,969.19
3550.01 · Reserve - Wall SKLAAR	1,500.48
3599.01 · Reserves - Interest	97.23
3600 · Beg Fund Bal - Operating	82,607.42
3610 · Transfer to Pool Reserves	(35,000.00)
Net Income	763.38
Total Equity	104,937.70
TOTAL LIABILITIES & EQUITY	212,464.15

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

July 2019

	Jul 19	Budget	\$ Over Bud...	Jan - Jul 19	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	16,545.59	16,545.50	0.09	115,819.09	115,818.50	0.59	198,546.00
4240 · Interest Income	0.00	0.00	0.00	40.42	0.00	40.42	0.00
4280 · Misc. Income	50.00	41.67	8.33	916.25	291.65	624.60	500.00
4300 · Surplus Carry Forward	1,682.76	560.92	1,121.84	3,926.40	3,926.40	0.00	6,731.00
Total Income	18,278.35	17,148.09	1,130.26	120,702.16	120,036.55	665.61	205,777.00
Gross Profit	18,278.35	17,148.09	1,130.26	120,702.16	120,036.55	665.61	205,777.00
Expense							
5010 · Legal/Accounting	1,239.00	166.67	1,072.33	2,094.50	1,166.65	927.85	2,000.00
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	178.58	166.67	11.91	999.46	1,166.65	(167.19)	2,000.00
5200 · Insurance	8,995.53	8,916.67	78.86	59,340.61	62,416.65	(3,076.04)	107,000.00
5201 · GAB Robbins Insurance Appraisal	0.00	45.83	(45.83)	650.00	320.85	329.15	550.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	168.00	120.00	288.00
5310 · Licenses/Fees	0.00	38.50	(38.50)	486.25	269.50	216.75	462.00
6000 · Maintenance/Repairs General	(3,825.00)	250.00	(4,075.00)	773.84	1,750.00	(976.16)	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	60.00	5.00	455.00	420.00	35.00	720.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,301.00	3,301.00	0.00	23,107.00	23,107.00	0.00	39,612.00
6100.03 · Landscape Replacement/Sup...	0.00	83.33	(83.33)	1,187.37	583.35	604.02	1,000.00
6100.04 · Palm Trees over 15'	1,535.00	291.67	1,243.33	1,535.00	2,041.65	(506.65)	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)	1,284.15	670.85	613.30	1,150.00
6100.07 · Repair Lamp Poles	0.00	16.67	(16.67)	23.53	116.65	(93.12)	200.00
6100.09 · Irrigation Repairs	40.36	250.00	(209.64)	198.46	1,750.00	(1,551.54)	3,000.00
6101.01 · Tree Replacement	0.00	41.67	(41.67)	0.00	291.65	(291.65)	500.00
6101.03 · Drip Lines in Common Areas	0.00	525.00	(525.00)	6,401.50	3,675.00	2,726.50	6,300.00
6200.01 · Pool Contract/Repairs	548.81	383.33	165.48	3,781.24	2,683.35	1,097.89	4,600.00
6200.03 · Pool Heater Contract	0.00	21.67	(21.67)	289.13	151.65	137.48	260.00
6200.04 · Pool Furniture	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
6200.05 · Pool Cabana Cleaning	200.00	173.33	26.67	1,206.71	1,213.35	(6.64)	2,080.00
7100 · Water/Sewer	70.66	156.25	(85.59)	793.99	1,093.75	(299.76)	1,875.00
7200 · Electricity	209.84	450.00	(240.16)	3,140.53	3,150.00	(9.47)	5,400.00
7700 · Interest Expense-Insurance Loan	233.83	175.00	58.83	1,371.31	1,225.00	146.31	2,100.00
7900 · Contingency	0.00	37.50	(37.50)	31.20	262.50	(231.30)	450.00
Total Expense	14,567.61	17,148.08	(2,580.47)	119,938.78	120,036.60	(97.82)	205,777.00
Net Ordinary Income	3,710.74	0.01	3,710.73	763.38	(0.05)	763.43	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	36.59	0.00	36.59	97.23	0.00	97.23	0.00
8530.01 · Pool Reserve	2,563.25	2,563.25	0.00	42,689.75	7,689.75	35,000.00	10,253.00
Total Other Income	2,599.84	2,563.25	36.59	42,786.98	7,689.75	35,097.23	10,253.00
Other Expense							
9599.00 · Reserves Contribution Transfer	2,599.84	854.42	1,745.42	42,786.98	5,980.90	36,806.08	10,253.00
Total Other Expense	2,599.84	854.42	1,745.42	42,786.98	5,980.90	36,806.08	10,253.00
Net Other Income	0.00	1,708.83	(1,708.83)	0.00	1,708.85	(1,708.85)	0.00
Net Income	3,710.74	1,708.84	2,001.90	763.38	1,708.80	(945.42)	0.00