

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

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	<b>Oct 31, 20</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1001 · Sabal Palm OP 0896	86,009.79
1011 · Centennial OP 7180	14,301.22
1002 · Sabal Palm MM 0739	53,741.89
<b>Total Checking/Savings</b>	154,052.90
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	125.03
<b>Total Accounts Receivable</b>	125.03
<b>Other Current Assets</b>	
1400 · Prepaid Insurance	65,230.21
<b>Total Other Current Assets</b>	65,230.21
<b>Total Current Assets</b>	219,408.14
<b>TOTAL ASSETS</b>	<b>219,408.14</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2001 · *Accounts Payable	4,291.00
<b>Total Accounts Payable</b>	4,291.00
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	36,631.33
2035 · Note Payable-Prem Assign/Insur	64,645.42
<b>Total Other Current Liabilities</b>	101,276.75
<b>Total Current Liabilities</b>	105,567.75
<b>Total Liabilities</b>	105,567.75
<b>Equity</b>	
3525.01 · Capital Assets	53,741.89
3600 · Beg Fund Bal - Operating	43,099.89
3900 · Retained Earnings	2,643.35
3901 · Prior Year Adjustment	65.00
Net Income	14,290.26
<b>Total Equity</b>	113,840.39
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>219,408.14</b>

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

October 2020

	Oct 20	Budget	\$ Over Budget	Jan - Oct 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maintenance Fees	18,315.67	18,315.66	0.01	183,156.67	183,156.66	0.01	219,788.00
4240 · Interest Income	62.87	0.00	62.87	137.14	0.00	137.14	0.00
4280 · Misc. Income	233.70	0.00	233.70	1,492.70	0.00	1,492.70	0.00
4300 · Surplus Carry Forward	178.08	178.08	0.00	1,780.84	1,780.84	0.00	2,137.00
<b>Total Income</b>	<b>18,790.32</b>	<b>18,493.74</b>	<b>296.58</b>	<b>186,567.35</b>	<b>184,937.50</b>	<b>1,629.85</b>	<b>221,925.00</b>
<b>Gross Profit</b>	<b>18,790.32</b>	<b>18,493.74</b>	<b>296.58</b>	<b>186,567.35</b>	<b>184,937.50</b>	<b>1,629.85</b>	<b>221,925.00</b>
<b>Expense</b>							
5010 · Legal Fees	0.00	458.33	(458.33)	620.00	4,583.34	(3,963.34)	5,500.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	208.34	41.66	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	10,500.00	10,500.00	0.00	12,600.00
5100 · Administrative	78.36	134.83	(56.47)	1,933.36	1,348.34	585.02	1,618.00
5200 · Insurance	9,120.69	9,750.00	(629.31)	91,341.56	97,500.00	(6,158.44)	117,000.00
5201 · Insurance Appraisal	0.00	54.17	(54.17)	650.00	541.66	108.34	650.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	240.00	48.00	288.00
5310 · Licenses/Fees	0.00	48.83	(48.83)	522.50	488.34	34.16	586.00
6000 · Maintenance/Repairs General	150.00	250.00	(100.00)	2,663.13	2,500.00	163.13	3,000.00
6040 · Pest Control - Interior	0.00	240.00	(240.00)	2,175.00	2,400.00	(225.00)	2,880.00
6041 · Rodent Control	0.00	65.00	(65.00)	545.00	650.00	(105.00)	780.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,416.67	24.33	34,410.00	34,166.66	243.34	41,000.00
6100.03 · Landscape Replacement/Supplies	540.00	100.00	440.00	3,499.05	1,000.00	2,499.05	1,200.00
6100.04 · Palm Trees over 15'	0.00	291.67	(291.67)	2,550.00	2,916.66	(366.66)	3,500.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	833.34	(833.34)	1,000.00
6100.06 · Common Area Mulch	0.00	95.83	(95.83)	1,247.12	958.34	288.78	1,150.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	0.00	583.34	(583.34)	700.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	447.58	2,500.00	(2,052.42)	3,000.00
6101.01 · Tree Replacement	0.00	83.33	(83.33)	0.00	833.34	(833.34)	1,000.00
6101.03 · Drip Lines in Common Areas	0.00	533.33	(533.33)	6,335.00	5,333.34	1,001.66	6,400.00
6200.01 · Pool Contract/Repairs	310.00	383.33	(73.33)	3,407.25	3,833.34	(426.09)	4,600.00
6200.03 · Pool Heater Contract	0.00	25.00	(25.00)	0.00	250.00	(250.00)	300.00
6200.05 · Pool Cabana Cleaning	160.00	173.33	(13.33)	1,748.03	1,733.34	14.69	2,080.00
7100 · Water/Sewer	54.47	156.25	(101.78)	760.17	1,562.50	(802.33)	1,875.00
7200 · Electricity	208.04	450.00	(241.96)	3,500.80	4,500.00	(999.20)	5,400.00
7700 · Interest Expense-Insurance Loan	197.91	233.33	(35.42)	2,158.68	2,333.34	(174.66)	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	640.00	(640.00)	768.00
<b>Total Expense</b>	<b>15,310.47</b>	<b>18,493.72</b>	<b>(3,183.25)</b>	<b>172,277.09</b>	<b>184,937.56</b>	<b>(12,660.47)</b>	<b>221,925.00</b>
<b>Net Ordinary Income</b>	<b>3,479.85</b>	<b>0.02</b>	<b>3,479.83</b>	<b>14,290.26</b>	<b>(0.06)</b>	<b>14,290.32</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Interest	15.95	0.00	15.95	151.88	0.00	151.88	0.00
8530.01 · Pool Reserve	4,093.00	4,093.00	0.00	16,372.00	16,372.00	0.00	16,372.00
<b>Total Other Income</b>	<b>4,108.95</b>	<b>4,093.00</b>	<b>15.95</b>	<b>16,523.88</b>	<b>16,372.00</b>	<b>151.88</b>	<b>16,372.00</b>
<b>Other Expense</b>							
9599.00 · Reserves Contribution Transfer	4,094.37	4,093.00	1.37	16,509.30	16,372.00	137.30	16,372.00
<b>Total Other Expense</b>	<b>4,094.37</b>	<b>4,093.00</b>	<b>1.37</b>	<b>16,509.30</b>	<b>16,372.00</b>	<b>137.30</b>	<b>16,372.00</b>
<b>Net Other Income</b>	<b>14.58</b>	<b>0.00</b>	<b>14.58</b>	<b>14.58</b>	<b>0.00</b>	<b>14.58</b>	<b>0.00</b>
<b>Net Income</b>	<b>3,494.43</b>	<b>0.02</b>	<b>3,494.41</b>	<b>14,304.84</b>	<b>(0.06)</b>	<b>14,304.90</b>	<b>0.00</b>

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.**  
**Reserve Balances**  
**October 30, 2020**

	Balance 1/1/20	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>3525.01 Capital Assets</b>	\$ -	\$ 16,372.00	\$ 37,218.01	\$ -	\$ 151.88	\$ 53,741.89
<b>3530.01 Pool</b>	38,226.18	-	(38,226.18)	-	-	-
<b>3550.01 Wall</b>	1,500.48	-	(1,500.48)	-	-	-
<b>3560.01 Irr. Well Pumps (x2)</b>	(3,400.00)	-	3,400.00	-	-	-
<b>3599.01 Interest</b>	251.50	-	(251.50)	-	-	-
<b>Total Reserves</b>	<u><u>\$ 36,578.16</u></u>	<u><u>16,372.00</u></u>	<u><u>639.85</u></u>	<u><u>-</u></u>	<u><u>151.88</u></u>	<u><u>53,741.89</u></u>

**Expense Details**

	Total \$ -
	-

**Allocation Details**

2/12/20 - Refund from Sympoint Service - Well pump not needed	Total \$ 639.85
	639.85