

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
YEAR-END FINANCIAL REPORTS
FISCAL YEAR 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 December 31, 2020

01/07/21

| | Dec 31, 20 |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1011 · Centennial OP 7180 | 139,364.34 |
| 1001.01 · Due to/from Op | (43,760.97) |
| 1012 · Centennial MM 7199 | 10,002.34 |
| 1002.01 · Due to/from Res | 43,760.97 |
| Total Checking/Savings | 149,366.68 |
| Accounts Receivable | |
| 1200 · Accounts Receivable | (32,032.75) |
| Total Accounts Receivable | (32,032.75) |
| Other Current Assets | |
| 1400 · Prepaid Insurance | 46,593.01 |
| Total Other Current Assets | 46,593.01 |
| Total Current Assets | 163,926.94 |
| TOTAL ASSETS | 163,926.94 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2001 · *Accounts Payable | 3,690.95 |
| Total Accounts Payable | 3,690.95 |
| Other Current Liabilities | |
| 2035 · Note Payable-Prem Assign/Insur | 46,175.30 |
| Total Other Current Liabilities | 46,175.30 |
| Total Current Liabilities | 49,866.25 |
| Total Liabilities | 49,866.25 |
| Equity | |
| 3525.01 · Capital Assets | 53,757.46 |
| 3600 · Beg Fund Bal - Operating | 42,743.73 |
| 3900 · Retained Earnings | 2,643.35 |
| 3901 · Prior Year Adjustment | 65.00 |
| Net Income | 14,851.15 |
| Total Equity | 114,060.69 |
| TOTAL LIABILITIES & EQUITY | 163,926.94 |

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

December 2020

| | Dec 20 | Budget | \$ Over Budget | Jan - Dec 20 | YTD Budget | \$ Over Budget | Annual Budget |
|--|-------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| 4000 · Maintenance Fees | 18,315.66 | 18,315.67 | (0.01) | 219,788.00 | 219,788.00 | 0.00 | 219,788.00 |
| 4240 · Interest Income | 8.17 | 0.00 | 8.17 | 146.15 | 0.00 | 146.15 | 0.00 |
| 4280 · Misc. Income | 64.12 | 0.00 | 64.12 | 1,656.82 | 0.00 | 1,656.82 | 0.00 |
| 4300 · Surplus Carry Forward | 178.08 | 178.08 | 0.00 | 2,137.00 | 2,137.00 | 0.00 | 2,137.00 |
| Total Income | 18,566.03 | 18,493.75 | 72.28 | 223,727.97 | 221,925.00 | 1,802.97 | 221,925.00 |
| Gross Profit | 18,566.03 | 18,493.75 | 72.28 | 223,727.97 | 221,925.00 | 1,802.97 | 221,925.00 |
| Expense | | | | | | | |
| 5010 · Legal Fees | 0.00 | 458.33 | (458.33) | 620.00 | 5,500.00 | (4,880.00) | 5,500.00 |
| 5011 · Accounting | 0.00 | 20.83 | (20.83) | 250.00 | 250.00 | 0.00 | 250.00 |
| 5020 · Management Fees | 1,050.00 | 1,050.00 | 0.00 | 12,600.00 | 12,600.00 | 0.00 | 12,600.00 |
| 5100 · Administrative | 150.53 | 134.83 | 15.70 | 2,145.91 | 1,618.00 | 527.91 | 1,618.00 |
| 5200 · Insurance | 9,120.69 | 9,750.00 | (629.31) | 109,582.94 | 117,000.00 | (7,417.06) | 117,000.00 |
| 5201 · Insurance Appraisal | 0.00 | 54.17 | (54.17) | 650.00 | 650.00 | 0.00 | 650.00 |
| 5300 · Division Fees | 0.00 | 24.00 | (24.00) | 288.00 | 288.00 | 0.00 | 288.00 |
| 5310 · Licenses/Fees | 0.00 | 48.83 | (48.83) | 522.50 | 586.00 | (63.50) | 586.00 |
| 6000 · Maintenance/Repairs General | 924.95 | 250.00 | 674.95 | 3,664.24 | 3,000.00 | 664.24 | 3,000.00 |
| 6040 · Pest Control - Interior | 0.00 | 240.00 | (240.00) | 3,150.00 | 2,880.00 | 270.00 | 2,880.00 |
| 6041 · Rodent Control | 40.00 | 65.00 | (25.00) | 625.00 | 780.00 | (155.00) | 780.00 |
| 6100.01 · Lawn/Shrub/Irrigation Contract | 4,041.00 | 3,416.67 | 624.33 | 41,892.00 | 41,000.00 | 892.00 | 41,000.00 |
| 6100.03 · Landscape Replacement/Supplies | 615.00 | 100.00 | 515.00 | 4,114.05 | 1,200.00 | 2,914.05 | 1,200.00 |
| 6100.04 · Palm Trees over 15' | 2,298.00 | 291.67 | 2,006.33 | 4,848.00 | 3,500.00 | 1,348.00 | 3,500.00 |
| 6100.05 · Misc.Tree Trimming | 0.00 | 83.33 | (83.33) | 0.00 | 1,000.00 | (1,000.00) | 1,000.00 |
| 6100.06 · Common Area Mulch | 0.00 | 95.83 | (95.83) | 1,247.12 | 1,150.00 | 97.12 | 1,150.00 |
| 6100.07 · Repair Lamp Poles | 442.00 | 58.33 | 383.67 | 442.00 | 700.00 | (258.00) | 700.00 |
| 6100.09 · Irrigation Repairs | 271.27 | 250.00 | 21.27 | 718.85 | 3,000.00 | (2,281.15) | 3,000.00 |
| 6101.01 · Tree Replacement | 250.00 | 83.33 | 166.67 | 250.00 | 1,000.00 | (750.00) | 1,000.00 |
| 6101.03 · Drip Lines in Common Areas | 0.00 | 533.33 | (533.33) | 6,335.00 | 6,400.00 | (65.00) | 6,400.00 |
| 6200.01 · Pool Contract/Repairs | 310.00 | 383.33 | (73.33) | 4,027.25 | 4,600.00 | (572.75) | 4,600.00 |
| 6200.03 · Pool Heater Contract | 0.00 | 25.00 | (25.00) | 0.00 | 300.00 | (300.00) | 300.00 |
| 6200.05 · Pool Cabana Cleaning | 160.00 | 173.33 | (13.33) | 2,108.03 | 2,080.00 | 28.03 | 2,080.00 |
| 7100 · Water/Sewer | 87.31 | 156.25 | (68.94) | 913.93 | 1,875.00 | (961.07) | 1,875.00 |
| 7200 · Electricity | 679.24 | 450.00 | 229.24 | 4,608.49 | 5,400.00 | (791.51) | 5,400.00 |
| 7700 · Interest Expense-Insurance Loan | 197.91 | 233.33 | (35.42) | 2,554.50 | 2,800.00 | (245.50) | 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 | 768.00 | (768.00) | 768.00 |
| Total Expense | 20,637.90 | 18,493.72 | 2,144.18 | 208,882.67 | 221,925.00 | (13,042.33) | 221,925.00 |
| Net Ordinary Income | (2,071.87) | 0.03 | (2,071.90) | 14,845.30 | 0.00 | 14,845.30 | 0.00 |
| Other Income/Expense | | | | | | | |
| Other Income | | | | | | | |
| 8050 · Reserve Interest | 7.12 | 0.00 | 7.12 | 173.30 | 0.00 | 173.30 | 0.00 |
| 8530.01 · Pool Reserve | 0.00 | 0.00 | 0.00 | 16,372.00 | 16,372.00 | 0.00 | 16,372.00 |
| Total Other Income | 7.12 | 0.00 | 7.12 | 16,545.30 | 16,372.00 | 173.30 | 16,372.00 |
| Other Expense | | | | | | | |
| 9599.00 · Reserves Contribution Transfer | 1.27 | 0.00 | 1.27 | 16,539.45 | 16,372.00 | 167.45 | 16,372.00 |
| Total Other Expense | 1.27 | 0.00 | 1.27 | 16,539.45 | 16,372.00 | 167.45 | 16,372.00 |
| Net Other Income | 5.85 | 0.00 | 5.85 | 5.85 | 0.00 | 5.85 | 0.00 |
| Net Income | (2,066.02) | 0.03 | (2,066.05) | 14,851.15 | 0.00 | 14,851.15 | 0.00 |