

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2021**

TABLE OF CONTENTS:

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 January 31, 2021

02/10/21

	Jan 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1011 · Centennial OP 7180	101,582.18
RESERVES	
1012 · Centennial MM 7199	57,923.84
Total RESERVES	57,923.84
Total Checking/Savings	159,506.02
Accounts Receivable	
1200 · Accounts Receivable	862.25
Total Accounts Receivable	862.25
Other Current Assets	
1400 · Prepaid Insurance	37,274.41
Total Other Current Assets	37,274.41
Total Current Assets	197,642.68
TOTAL ASSETS	197,642.68
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	6,421.66
Total Accounts Payable	6,421.66
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	36,589.66
2035 · Note Payable-Prem Assign/Insur	36,940.24
Total Other Current Liabilities	73,529.90
Total Current Liabilities	79,951.56
Total Liabilities	79,951.56
Equity	
3525.01 · Capital Assets	57,923.84
3600 · Beg Fund Bal - Operating	42,286.48
3900 · Retained Earnings	17,494.50
Net Income	(13.70)
Total Equity	117,691.12
TOTAL LIABILITIES & EQUITY	197,642.68

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

January 2021

	Jan 21	Budget	\$ Over Budget	Jan 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	18,294.84	18,295.12	(0.28)	18,294.84	18,295.12	(0.28)	219,541.00
4240 · Interest Income	22.59	0.00	22.59	22.59	0.00	22.59	0.00
4300 · Surplus Carry Forward	522.25	522.25	0.00	522.25	522.25	0.00	6,267.00
Total Income	18,839.68	18,817.37	22.31	18,839.68	18,817.37	22.31	225,808.00
Gross Profit	18,839.68	18,817.37	22.31	18,839.68	18,817.37	22.31	225,808.00
Expense							
5010 · Legal Fees	465.00	250.00	215.00	465.00	250.00	215.00	3,000.00
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	313.67	191.63	122.04	313.67	191.63	122.04	2,300.00
5200 · Insurance	9,120.69	9,833.37	(712.68)	9,120.69	9,833.37	(712.68)	118,000.00
5201 · Insurance Appraisal	0.00	54.13	(54.13)	0.00	54.13	(54.13)	650.00
5202 · Hurricane MIT Forms	0.00	87.50	(87.50)	0.00	87.50	(87.50)	1,050.00
5300 · Division Fees	288.00	24.00	264.00	288.00	24.00	264.00	288.00
5310 · Licenses/Fees	0.00	43.62	(43.62)	0.00	43.62	(43.62)	523.00
6000 · Maintenance/Repairs General	1,050.00	250.00	800.00	1,050.00	250.00	800.00	3,000.00
6040 · Pest Control - Interior	0.00	245.00	(245.00)	0.00	245.00	(245.00)	2,940.00
6041 · Rodent Control	40.00	65.00	(25.00)	40.00	65.00	(25.00)	780.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,441.00	0.00	3,441.00	3,441.00	0.00	41,292.00
6100.03 · Landscape Replacement/Supplies	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
6100.04 · Palm Trees over 15'	0.00	295.87	(295.87)	0.00	295.87	(295.87)	3,550.00
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	1,250.00	104.13	1,145.87	1,250.00	104.13	1,145.87	1,250.00
6100.07 · Repair Lamp Poles	0.00	58.37	(58.37)	0.00	58.37	(58.37)	700.00
6100.09 · Irrigation Repairs	300.00	250.00	50.00	300.00	250.00	50.00	3,000.00
6101.01 · Tree Replacement	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
6101.03 · Drip Lines in Common Areas	0.00	533.37	(533.37)	0.00	533.37	(533.37)	6,400.00
6200.01 · Pool Contract/Repairs	387.00	383.37	3.63	387.00	383.37	3.63	4,600.00
6200.03 · Pool Heater Contract	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
6200.05 · Pool Cabana Cleaning	160.00	175.00	(15.00)	160.00	175.00	(15.00)	2,100.00
7100 · Water/Sewer	98.71	156.25	(57.54)	98.71	156.25	(57.54)	1,875.00
7200 · Electricity	685.55	416.63	268.92	685.55	416.63	268.92	5,000.00
7700 · Interest Expense-Insurance Loan	197.91	233.37	(35.46)	197.91	233.37	(35.46)	2,800.00
7900 · Contingency	0.00	363.37	(363.37)	0.00	363.37	(363.37)	4,360.00
Total Expense	18,847.53	18,817.59	29.94	18,847.53	18,817.59	29.94	225,808.00
Net Ordinary Income	(7.85)	(0.22)	(7.63)	(7.85)	(0.22)	(7.63)	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	5.03	0.00	5.03	5.03	0.00	5.03	0.00
8530.01 · Pool Reserve	4,155.50	4,155.50	0.00	4,155.50	4,155.50	0.00	16,622.00
Total Other Income	4,160.53	4,155.50	5.03	4,160.53	4,155.50	5.03	16,622.00
Other Expense							
9599.00 · Reserves Contribution Transfer	4,166.38	4,155.50	10.88	4,166.38	4,155.50	10.88	16,622.00
Total Other Expense	4,166.38	4,155.50	10.88	4,166.38	4,155.50	10.88	16,622.00
Net Other Income	(5.85)	0.00	(5.85)	(5.85)	0.00	(5.85)	0.00
Net Income	(13.70)	(0.22)	(13.48)	(13.70)	(0.22)	(13.48)	0.00

JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
December 31, 2020

	Balance 1/1/20	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3525.01 Capital Assets	\$ 53,757.46	\$ 4,155.50	-	\$ -	\$ 10.88	\$ 57,923.84
Total Reserves	<u>\$ 53,757.46</u>	<u>4,155.50</u>	<u>-</u>	<u>-</u>	<u>10.88</u>	<u>57,923.84</u>

Expense Details

Total \$	-

Allocation Details

Total \$	-