

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 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 February 28, 2021

03/12/21

	Feb 28, 21
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1011 · Centennial OP 7180	86,066.94
Total OPERATING	86,066.94
RESERVES	
1012 · Centennial MM 7199	57,931.84
Total RESERVES	57,931.84
Total Checking/Savings	143,998.78
Accounts Receivable	
1200 · Accounts Receivable	(2,513.45)
Total Accounts Receivable	(2,513.45)
Other Current Assets	
1400 · Prepaid Insurance	27,955.81
1499 · Undeposited Funds	190.30
Total Other Current Assets	28,146.11
Total Current Assets	169,631.44
TOTAL ASSETS	169,631.44
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	9,941.21
Total Accounts Payable	9,941.21
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	18,294.83
2035 · Note Payable-Prem Assign/Insur	27,705.18
Total Other Current Liabilities	46,000.01
Total Current Liabilities	55,941.22
Total Liabilities	55,941.22
Equity	
3525.01 · Capital Assets	57,931.84
3600 · Beg Fund Bal - Operating	41,764.23
3900 · Retained Earnings	17,494.50
Net Income	(3,500.35)
Total Equity	113,690.22
TOTAL LIABILITIES & EQUITY	169,631.44

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

03/12/21

February 2021

	Feb 21	Budget	\$ Over Budget	Jan - Feb 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	18,294.83	18,295.08	(0.25)	36,589.67	36,590.20	(0.53)	219,541.00
4240 · Interest Income	35.93	0.00	35.93	58.52	0.00	58.52	0.00
4280 · Misc. Income	70.00	0.00	70.00	70.00	0.00	70.00	0.00
4300 · Surplus Carry Forward	522.25	522.25	0.00	1,044.50	1,044.50	0.00	6,267.00
Total Income	<u>18,923.01</u>	<u>18,817.33</u>	<u>105.68</u>	<u>37,762.69</u>	<u>37,634.70</u>	<u>127.99</u>	<u>225,808.00</u>
Gross Profit	18,923.01	18,817.33	105.68	37,762.69	37,634.70	127.99	225,808.00
Expense							
5010 · Legal Fees	775.00	250.00	525.00	1,240.00	500.00	740.00	3,000.00
5011 · Accounting	250.00	20.83	229.17	250.00	41.70	208.30	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	2,100.00	2,100.00	0.00	12,600.00
5100 · Administrative	262.14	191.67	70.47	575.81	383.30	192.51	2,300.00
5200 · Insurance	9,120.69	9,833.33	(712.64)	18,241.38	19,666.70	(1,425.32)	118,000.00
5201 · Insurance Appraisal	0.00	54.17	(54.17)	0.00	108.30	(108.30)	650.00
5202 · Hurricane MIT Forms	1,050.00	87.50	962.50	1,050.00	175.00	875.00	1,050.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	48.00	240.00	288.00
5310 · Licenses/Fees	0.00	43.58	(43.58)	0.00	87.20	(87.20)	523.00
6000 · Maintenance/Repairs General	(920.53)	250.00	(1,170.53)	129.47	500.00	(370.53)	3,000.00
6040 · Pest Control - Interior	0.00	245.00	(245.00)	0.00	490.00	(490.00)	2,940.00
6041 · Rodent Control	0.00	65.00	(65.00)	40.00	130.00	(90.00)	780.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,441.00	0.00	6,882.00	6,882.00	0.00	41,292.00
6100.03 · Landscape Replacement/Supplies	57.45	100.00	(42.55)	57.45	200.00	(142.55)	1,200.00
6100.04 · Palm Trees over 15'	0.00	295.83	(295.83)	0.00	591.70	(591.70)	3,550.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
6100.06 · Common Area Mulch	0.00	104.17	(104.17)	1,250.00	208.30	1,041.70	1,250.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	0.00	116.70	(116.70)	700.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	300.00	500.00	(200.00)	3,000.00
6101.01 · Tree Replacement	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
6101.03 · Drip Lines in Common Areas	6,015.00	533.33	5,481.67	6,015.00	1,066.70	4,948.30	6,400.00
6200.01 · Pool Contract/Repairs	233.00	383.33	(150.33)	620.00	766.70	(146.70)	4,600.00
6200.03 · Pool Heater Contract	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
6200.05 · Pool Cabana Cleaning	160.00	175.00	(15.00)	320.00	350.00	(30.00)	2,100.00
7100 · Water/Sewer	131.96	156.25	(24.29)	230.67	312.50	(81.83)	1,875.00
7200 · Electricity	586.04	416.67	169.37	1,271.59	833.30	438.29	5,000.00
7700 · Interest Expense-Insurance Loan	197.91	233.33	(35.42)	395.82	466.70	(70.88)	2,800.00
7900 · Contingency	0.00	363.33	(363.33)	0.00	726.70	(726.70)	4,360.00
Total Expense	<u>22,409.66</u>	<u>18,817.31</u>	<u>3,592.35</u>	<u>41,257.19</u>	<u>37,634.90</u>	<u>3,622.29</u>	<u>225,808.00</u>
Net Ordinary Income	(3,486.65)	0.02	(3,486.67)	(3,494.50)	(0.20)	(3,494.30)	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	8.00	0.00	8.00	13.03	0.00	13.03	0.00
8530.01 · Pool Reserve	0.00	0.00	0.00	4,155.50	4,155.50	0.00	16,622.00
Total Other Income	8.00	0.00	8.00	4,168.53	4,155.50	13.03	16,622.00
Other Expense							
9599.00 · Reserves Contribution Transfer	8.00	0.00	8.00	4,174.38	4,155.50	18.88	16,622.00
Total Other Expense	8.00	0.00	8.00	4,174.38	4,155.50	18.88	16,622.00
Net Other Income	0.00	0.00	0.00	(5.85)	0.00	(5.85)	0.00
Net Income	<u>(3,486.65)</u>	<u>0.02</u>	<u>(3,486.67)</u>	<u>(3,500.35)</u>	<u>(0.20)</u>	<u>(3,500.15)</u>	<u>0.00</u>