

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
April 30, 2021**

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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 April 30, 2021

05/11/21

	Apr 30, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
<b>OPERATING</b>	
1011 · Centennial OP 7180	93,887.29
<b>Total OPERATING</b>	93,887.29
<b>RESERVES</b>	
1012 · Centennial MM 7199	62,102.14
<b>Total RESERVES</b>	62,102.14
<b>Total Checking/Savings</b>	155,989.43
Accounts Receivable	
1200 · Accounts Receivable	5,983.60
<b>Total Accounts Receivable</b>	5,983.60
Other Current Assets	
1400 · Prepaid Insurance	9,318.61
<b>Total Other Current Assets</b>	9,318.61
<b>Total Current Assets</b>	171,291.64
<b>TOTAL ASSETS</b>	<b>171,291.64</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	4,773.30
<b>Total Accounts Payable</b>	4,773.30
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	36,589.66
2013 · Accrued Expenses	3,481.00
2035 · Note Payable-Prem Assign/Insur	9,235.06
<b>Total Other Current Liabilities</b>	49,305.72
<b>Total Current Liabilities</b>	54,079.02
<b>Total Liabilities</b>	54,079.02
Equity	
3525.01 · Capital Assets	62,102.14
3600 · Beg Fund Bal - Operating	40,719.73
3900 · Retained Earnings	17,494.50
Net Income	(3,103.75)
<b>Total Equity</b>	117,212.62
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>171,291.64</b>

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

April 2021

	Apr 21	Budget	\$ Over Budget	Jan - Apr 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maintenance Fees	18,294.84	18,295.08	(0.24)	73,179.34	73,180.36	(1.02)	219,541.00
4240 · Interest Income	169.01	0.00	169.01	235.87	0.00	235.87	0.00
4280 · Misc. Income	733.00	0.00	733.00	903.00	0.00	903.00	0.00
4300 · Surplus Carry Forward	522.25	522.25	0.00	2,089.00	2,089.00	0.00	6,267.00
<b>Total Income</b>	<b>19,719.10</b>	<b>18,817.33</b>	<b>901.77</b>	<b>76,407.21</b>	<b>75,269.36</b>	<b>1,137.85</b>	<b>225,808.00</b>
<b>Gross Profit</b>	<b>19,719.10</b>	<b>18,817.33</b>	<b>901.77</b>	<b>76,407.21</b>	<b>75,269.36</b>	<b>1,137.85</b>	<b>225,808.00</b>
<b>Expense</b>							
5010 · Legal Fees	812.50	250.00	562.50	4,165.00	1,000.00	3,165.00	3,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	83.36	166.64	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	4,200.00	4,200.00	0.00	12,600.00
5100 · Administrative	199.54	191.67	7.87	1,076.42	766.64	309.78	2,300.00
5200 · Insurance	9,120.69	9,833.33	(712.64)	36,482.76	39,333.36	(2,850.60)	118,000.00
5201 · Insurance Appraisal	0.00	54.17	(54.17)	600.00	216.64	383.36	650.00
5202 · Hurricane MIT Forms	0.00	87.50	(87.50)	1,050.00	350.00	700.00	1,050.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	96.00	192.00	288.00
5310 · Licenses/Fees	61.25	43.58	17.67	61.25	174.36	(113.11)	523.00
6000 · Maintenance/Repairs General	0.00	250.00	(250.00)	100.25	1,000.00	(899.75)	3,000.00
6001 · Paint Villas	796.86	0.00	796.86	826.08	0.00	826.08	0.00
6040 · Pest Control - Interior	975.00	245.00	730.00	975.00	980.00	(5.00)	2,940.00
6041 · Rodent Control	160.00	65.00	95.00	200.00	260.00	(60.00)	780.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,441.00	0.00	13,764.00	13,764.00	0.00	41,292.00
6100.03 · Landscape Replacement/Supplies	0.00	100.00	(100.00)	57.45	400.00	(342.55)	1,200.00
6100.04 · Palm Trees over 15'	0.00	295.83	(295.83)	0.00	1,183.36	(1,183.36)	3,550.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
6100.06 · Common Area Mulch	0.00	104.17	(104.17)	1,250.00	416.64	833.36	1,250.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	0.00	233.36	(233.36)	700.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	300.00	1,000.00	(700.00)	3,000.00
6101.01 · Tree Replacement	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
6101.03 · Drip Lines in Common Areas	0.00	533.33	(533.33)	6,015.00	2,133.36	3,881.64	6,400.00
6200.01 · Pool Contract/Repairs	2,638.77	383.33	2,255.44	3,631.77	1,533.36	2,098.41	4,600.00
6200.03 · Pool Heater Contract	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00
6200.05 · Pool Cabana Cleaning	160.00	175.00	(15.00)	680.00	700.00	(20.00)	2,100.00
7100 · Water/Sewer	120.21	156.25	(36.04)	496.94	625.00	(128.06)	1,875.00
7200 · Electricity	390.63	416.67	(26.04)	2,243.55	1,666.64	576.91	5,000.00
7700 · Interest Expense-Insurance Loan	197.91	233.33	(35.42)	791.64	933.36	(141.72)	2,800.00
7900 · Contingency	0.00	363.33	(363.33)	0.00	1,453.36	(1,453.36)	4,360.00
<b>Total Expense</b>	<b>20,124.36</b>	<b>18,817.31</b>	<b>1,307.05</b>	<b>79,505.11</b>	<b>75,269.52</b>	<b>4,235.59</b>	<b>225,808.00</b>
<b>Net Ordinary Income</b>	<b>(405.26)</b>	<b>0.02</b>	<b>(405.28)</b>	<b>(3,097.90)</b>	<b>(0.16)</b>	<b>(3,097.74)</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Interest	7.23	0.00	7.23	27.83	0.00	27.83	0.00
8530.01 · Pool Reserve	4,155.50	4,155.50	0.00	8,311.00	8,311.00	0.00	16,622.00
<b>Total Other Income</b>	<b>4,162.73</b>	<b>4,155.50</b>	<b>7.23</b>	<b>8,338.83</b>	<b>8,311.00</b>	<b>27.83</b>	<b>16,622.00</b>
<b>Other Expense</b>							
9599.00 · Reserves Contribution Transfer	4,162.73	4,155.50	7.23	8,344.68	8,311.00	33.68	16,622.00
<b>Total Other Expense</b>	<b>4,162.73</b>	<b>4,155.50</b>	<b>7.23</b>	<b>8,344.68</b>	<b>8,311.00</b>	<b>33.68</b>	<b>16,622.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(5.85)</b>	<b>0.00</b>	<b>(5.85)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(405.26)</b>	<b>0.02</b>	<b>(405.28)</b>	<b>(3,103.75)</b>	<b>(0.16)</b>	<b>(3,103.59)</b>	<b>0.00</b>