

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

06/07/21

| | May 31, 21 |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| OPERATING | |
| 1011 · Centennial OP 7180 | 82,463.39 |
| Total OPERATING | 82,463.39 |
| RESERVES | |
| 1012 · Centennial MM 7199 | 62,107.92 |
| Total RESERVES | 62,107.92 |
| Total Checking/Savings | 144,571.31 |
| Accounts Receivable | |
| 1200 · Accounts Receivable | (2,712.20) |
| Total Accounts Receivable | (2,712.20) |
| Total Current Assets | 141,859.11 |
| TOTAL ASSETS | 141,859.11 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2001 · *Accounts Payable | 770.00 |
| Total Accounts Payable | 770.00 |
| Other Current Liabilities | |
| 2010 · Pre-Collected Maint Fee | 18,294.83 |
| 2013 · Accrued Expenses | 3,441.00 |
| Total Other Current Liabilities | 21,735.83 |
| Total Current Liabilities | 22,505.83 |
| Total Liabilities | 22,505.83 |
| Equity | |
| 3525.01 · Capital Assets | 62,107.92 |
| 3600 · Beg Fund Bal - Operating | 40,197.48 |
| 3900 · Retained Earnings | 17,494.50 |
| Net Income | (446.62) |
| Total Equity | 119,353.28 |
| TOTAL LIABILITIES & EQUITY | 141,859.11 |

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

May 2021

| | May 21 | Budget | \$ Over Budget | Jan - May 21 | YTD Budget | \$ Over Budget | Annual Budget |
|--|------------------|------------------|-------------------|------------------|------------------|-----------------|-------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| 4000 · Maintenance Fees | 18,294.83 | 18,295.08 | (0.25) | 91,474.17 | 91,475.44 | (1.27) | 219,541.00 |
| 4240 · Interest Income | 43.19 | 0.00 | 43.19 | 279.06 | 0.00 | 279.06 | 0.00 |
| 4280 · Misc. Income | (59.90) | 0.00 | (59.90) | 843.10 | 0.00 | 843.10 | 0.00 |
| 4300 · Surplus Carry Forward | 522.25 | 522.25 | 0.00 | 2,611.25 | 2,611.25 | 0.00 | 6,267.00 |
| Total Income | 18,800.37 | 18,817.33 | (16.96) | 95,207.58 | 94,086.69 | 1,120.89 | 225,808.00 |
| Gross Profit | 18,800.37 | 18,817.33 | (16.96) | 95,207.58 | 94,086.69 | 1,120.89 | 225,808.00 |
| Expense | | | | | | | |
| 5010 · Legal Fees | 0.00 | 250.00 | (250.00) | 4,165.00 | 1,250.00 | 2,915.00 | 3,000.00 |
| 5011 · Accounting | 0.00 | 20.83 | (20.83) | 250.00 | 104.19 | 145.81 | 250.00 |
| 5020 · Management Fees | 1,050.00 | 1,050.00 | 0.00 | 5,250.00 | 5,250.00 | 0.00 | 12,600.00 |
| 5100 · Administrative | 169.52 | 191.67 | (22.15) | 1,245.94 | 958.31 | 287.63 | 2,300.00 |
| 5200 · Insurance | 9,120.70 | 9,833.33 | (712.63) | 45,603.46 | 49,166.69 | (3,563.23) | 118,000.00 |
| 5201 · Insurance Appraisal | 0.00 | 54.17 | (54.17) | 600.00 | 270.81 | 329.19 | 650.00 |
| 5202 · Hurricane MIT Forms | 0.00 | 87.50 | (87.50) | 1,050.00 | 437.50 | 612.50 | 1,050.00 |
| 5300 · Division Fees | 0.00 | 24.00 | (24.00) | 288.00 | 120.00 | 168.00 | 288.00 |
| 5310 · Licenses/Fees | 425.35 | 43.58 | 381.77 | 486.60 | 217.94 | 268.66 | 523.00 |
| 6000 · Maintenance/Repairs General | 334.75 | 250.00 | 84.75 | 435.00 | 1,250.00 | (815.00) | 3,000.00 |
| 6001 · Paint Villas | 0.00 | 0.00 | 0.00 | 826.08 | 0.00 | 826.08 | 0.00 |
| 6040 · Pest Control - Interior | 495.00 | 245.00 | 250.00 | 1,470.00 | 1,225.00 | 245.00 | 2,940.00 |
| 6041 · Rodent Control | 40.00 | 65.00 | (25.00) | 240.00 | 325.00 | (85.00) | 780.00 |
| 6100.01 · Lawn/Shrub/Irrigation Contract | 3,441.00 | 3,441.00 | 0.00 | 17,205.00 | 17,205.00 | 0.00 | 41,292.00 |
| 6100.03 · Landscape Replacement/Supplies | 0.00 | 100.00 | (100.00) | 57.45 | 500.00 | (442.55) | 1,200.00 |
| 6100.04 · Palm Trees over 15' | 0.00 | 295.83 | (295.83) | 0.00 | 1,479.19 | (1,479.19) | 3,550.00 |
| 6100.05 · Misc.Tree Trimming | 0.00 | 83.33 | (83.33) | 0.00 | 416.69 | (416.69) | 1,000.00 |
| 6100.06 · Common Area Mulch | 0.00 | 104.17 | (104.17) | 1,250.00 | 520.81 | 729.19 | 1,250.00 |
| 6100.07 · Repair Lamp Poles | 0.00 | 58.33 | (58.33) | 0.00 | 291.69 | (291.69) | 700.00 |
| 6100.09 · Irrigation Repairs | 75.00 | 250.00 | (175.00) | 375.00 | 1,250.00 | (875.00) | 3,000.00 |
| 6101.01 · Tree Replacement | 0.00 | 83.33 | (83.33) | 0.00 | 416.69 | (416.69) | 1,000.00 |
| 6101.03 · Drip Lines in Common Areas | 0.00 | 533.33 | (533.33) | 6,015.00 | 2,666.69 | 3,348.31 | 6,400.00 |
| 6200.01 · Pool Contract/Repairs | 310.00 | 383.33 | (73.33) | 3,941.77 | 1,916.69 | 2,025.08 | 4,600.00 |
| 6200.03 · Pool Heater Contract | 0.00 | 25.00 | (25.00) | 0.00 | 125.00 | (125.00) | 300.00 |
| 6200.05 · Pool Cabana Cleaning | 160.00 | 175.00 | (15.00) | 840.00 | 875.00 | (35.00) | 2,100.00 |
| 7100 · Water/Sewer | 96.71 | 156.25 | (59.54) | 593.65 | 781.25 | (187.60) | 1,875.00 |
| 7200 · Electricity | 227.30 | 416.67 | (189.37) | 2,470.85 | 2,083.31 | 387.54 | 5,000.00 |
| 7700 · Interest Expense-Insurance Loan | 197.91 | 233.33 | (35.42) | 989.55 | 1,166.69 | (177.14) | 2,800.00 |
| 7900 · Contingency | 0.00 | 363.33 | (363.33) | 0.00 | 1,816.69 | (1,816.69) | 4,360.00 |
| Total Expense | 16,143.24 | 18,817.31 | (2,674.07) | 95,648.35 | 94,086.83 | 1,561.52 | 225,808.00 |
| Net Ordinary Income | 2,657.13 | 0.02 | 2,657.11 | (440.77) | (0.14) | (440.63) | 0.00 |
| Other Income/Expense | | | | | | | |
| Other Income | | | | | | | |
| 8050 · Reserve Interest | 5.78 | 0.00 | 5.78 | 33.61 | 0.00 | 33.61 | 0.00 |
| 8530.01 · Pool Reserve | 0.00 | 0.00 | 0.00 | 8,311.00 | 8,311.00 | 0.00 | 16,622.00 |
| Total Other Income | 5.78 | 0.00 | 5.78 | 8,344.61 | 8,311.00 | 33.61 | 16,622.00 |
| Other Expense | | | | | | | |
| 9599.00 · Reserves Contribution Transfer | 5.78 | 0.00 | 5.78 | 8,350.46 | 8,311.00 | 39.46 | 16,622.00 |
| Total Other Expense | 5.78 | 0.00 | 5.78 | 8,350.46 | 8,311.00 | 39.46 | 16,622.00 |
| Net Other Income | 0.00 | 0.00 | 0.00 | (5.85) | 0.00 | (5.85) | 0.00 |
| Net Income | 2,657.13 | 0.02 | 2,657.11 | (446.62) | (0.14) | (446.48) | 0.00 |