

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

	<u>Jul 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1011 · Centennial OP 7180	97,772.54
Total OPERATING	97,772.54
RESERVES	
1012 · Centennial MM 7199	66,273.86
Total RESERVES	66,273.86
Total Checking/Savings	164,046.40
Accounts Receivable	
1200 · Accounts Receivable	637.80
Total Accounts Receivable	637.80
Other Current Assets	
1400 · Prepaid Insurance	117,033.34
1499 · Undeposited Funds	867.97
Total Other Current Assets	117,901.31
Total Current Assets	282,585.51
TOTAL ASSETS	282,585.51
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	3,657.81
Total Accounts Payable	3,657.81
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	36,589.66
2035 · Note Payable-IPFS/Insurance	117,254.10
Total Other Current Liabilities	153,843.76
Total Current Liabilities	157,501.57
Total Liabilities	157,501.57
Equity	
3525.01 · Capital Assets	66,273.86
3600 · Beg Fund Bal - Operating	39,152.98
3900 · Retained Earnings	17,494.50
Net Income	2,162.60
Total Equity	125,083.94
TOTAL LIABILITIES & EQUITY	282,585.51

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

08/19/21

July 2021

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	18,294.84	18,295.08	(0.24)	128,063.84	128,065.60	(1.76)	219,541.00
4240 · Interest Income	142.58	0.00	142.58	437.23	0.00	437.23	0.00
4280 · Misc. Income	450.75	0.00	450.75	1,293.85	0.00	1,293.85	0.00
4300 · Surplus Carry Forward	522.25	522.25	0.00	3,655.75	3,655.75	0.00	6,267.00
Total Income	19,410.42	18,817.33	593.09	133,450.67	131,721.35	1,729.32	225,808.00
Gross Profit	19,410.42	18,817.33	593.09	133,450.67	131,721.35	1,729.32	225,808.00
Expense							
5010 · Legal Fees	0.00	250.00	(250.00)	4,165.00	1,750.00	2,415.00	3,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	145.85	104.15	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	7,350.00	7,350.00	0.00	12,600.00
5100 · Administrative	67.50	191.67	(124.17)	1,473.07	1,341.65	131.42	2,300.00
5200 · Insurance	11,465.08	9,833.33	1,631.75	69,190.26	68,833.35	356.91	118,000.00
5201 · Insurance Appraisal	0.00	54.17	(54.17)	600.00	379.15	220.85	650.00
5202 · Hurricane MIT Forms	0.00	87.50	(87.50)	1,050.00	612.50	437.50	1,050.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	168.00	120.00	288.00
5310 · Licenses/Fees	0.00	43.58	(43.58)	486.60	305.10	181.50	523.00
6000 · Maintenance/Repairs General	106.67	250.00	(143.33)	541.67	1,750.00	(1,208.33)	3,000.00
6001 · Paint Villas	0.00	0.00	0.00	826.08	0.00	826.08	0.00
6040 · Pest Control - Interior	0.00	245.00	(245.00)	1,470.00	1,715.00	(245.00)	2,940.00
6041 · Rodent Control	40.00	65.00	(25.00)	320.00	455.00	(135.00)	780.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,441.00	0.00	24,087.00	24,087.00	0.00	41,292.00
6100.03 · Landscape Replacement/Supplies	0.00	100.00	(100.00)	57.45	700.00	(642.55)	1,200.00
6100.04 · Palm Trees over 15'	0.00	295.83	(295.83)	0.00	2,070.85	(2,070.85)	3,550.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
6100.06 · Common Area Mulch	0.00	104.17	(104.17)	1,250.00	729.15	520.85	1,250.00
6100.07 · Repair Lamp Poles	275.00	58.33	216.67	275.00	408.35	(133.35)	700.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	390.98	1,750.00	(1,359.02)	3,000.00
6101.01 · Tree Replacement	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
6101.03 · Drip Lines in Common Areas	0.00	533.33	(533.33)	6,015.00	3,733.35	2,281.65	6,400.00
6200.01 · Pool Contract/Repairs	330.00	383.33	(53.33)	4,768.57	2,683.35	2,085.22	4,600.00
6200.03 · Pool Heater Contract	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00
6200.05 · Pool Cabana Cleaning	160.00	175.00	(15.00)	1,160.00	1,225.00	(65.00)	2,100.00
7100 · Water/Sewer	106.10	156.25	(50.15)	834.06	1,093.75	(259.69)	1,875.00
7200 · Electricity	256.87	416.67	(159.80)	2,967.43	2,916.65	50.78	5,000.00
7700 · Interest Expense-Insurance Loan	238.25	233.33	4.92	1,466.05	1,633.35	(167.30)	2,800.00
7900 · Contingency	0.00	363.33	(363.33)	0.00	2,543.35	(2,543.35)	4,360.00
Total Expense	17,536.47	18,817.31	(1,280.84)	131,282.22	131,721.45	(439.23)	225,808.00
Net Ordinary Income	1,873.95	0.02	1,873.93	2,168.45	(0.10)	2,168.55	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	5.34	0.00	5.34	44.05	0.00	44.05	0.00
8530.01 · Pool Reserve	4,155.50	4,155.50	0.00	12,466.50	12,466.50	0.00	16,622.00
Total Other Income	4,160.84	4,155.50	5.34	12,510.55	12,466.50	44.05	16,622.00
Other Expense							
9599.00 · Reserves Contribution Transfer	4,160.84	4,155.50	5.34	12,516.40	12,466.50	49.90	16,622.00
Total Other Expense	4,160.84	4,155.50	5.34	12,516.40	12,466.50	49.90	16,622.00
Net Other Income	0.00	0.00	0.00	(5.85)	0.00	(5.85)	0.00
Net Income	1,873.95	0.02	1,873.93	2,162.60	(0.10)	2,162.70	0.00