

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

09/10/21

	Aug 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>OPERATING</b>	
1011 · Centennial OP 7180	86,979.63
<b>Total OPERATING</b>	86,979.63
<b>RESERVES</b>	
1012 · Centennial MM 7199	66,279.49
<b>Total RESERVES</b>	66,279.49
<b>Total Checking/Savings</b>	153,259.12
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	(4,613.10)
<b>Total Accounts Receivable</b>	(4,613.10)
<b>Other Current Assets</b>	
1400 · Prepaid Insurance	105,330.01
<b>Total Other Current Assets</b>	105,330.01
<b>Total Current Assets</b>	253,976.03
<b>TOTAL ASSETS</b>	<b>253,976.03</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2001 · *Accounts Payable	4,625.19
<b>Total Accounts Payable</b>	4,625.19
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	18,294.83
2035 · Note Payable-IPFS/Insurance	105,528.69
<b>Total Other Current Liabilities</b>	123,823.52
<b>Total Current Liabilities</b>	128,448.71
<b>Total Liabilities</b>	128,448.71
<b>Equity</b>	
3525.01 · Capital Assets	66,279.49
3600 · Beg Fund Bal - Operating	38,630.73
3900 · Retained Earnings	17,494.50
Net Income	3,122.60
<b>Total Equity</b>	125,527.32
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>253,976.03</b>

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

09/10/21

August 2021

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maintenance Fees	18,294.83	18,295.08	(0.25)	146,358.67	146,360.68	(2.01)	219,541.00
4240 · Interest Income	17.31	0.00	17.31	454.54	0.00	454.54	0.00
4280 · Misc. Income	359.00	0.00	359.00	1,652.85	0.00	1,652.85	0.00
4300 · Surplus Carry Forward	522.25	522.25	0.00	4,178.00	4,178.00	0.00	6,267.00
<b>Total Income</b>	<b>19,193.39</b>	<b>18,817.33</b>	<b>376.06</b>	<b>152,644.06</b>	<b>150,538.68</b>	<b>2,105.38</b>	<b>225,808.00</b>
<b>Gross Profit</b>	<b>19,193.39</b>	<b>18,817.33</b>	<b>376.06</b>	<b>152,644.06</b>	<b>150,538.68</b>	<b>2,105.38</b>	<b>225,808.00</b>
<b>Expense</b>							
5010 · Legal Fees	0.00	250.00	(250.00)	4,165.00	2,000.00	2,165.00	3,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	166.68	83.32	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	8,400.00	8,400.00	0.00	12,600.00
5100 · Administrative	66.13	191.67	(125.54)	1,539.20	1,533.32	5.88	2,300.00
5200 · Insurance	11,465.08	9,833.33	1,631.75	80,655.34	78,666.68	1,988.66	118,000.00
5201 · Insurance Appraisal	0.00	54.17	(54.17)	600.00	433.32	166.68	650.00
5202 · Hurricane MIT Forms	0.00	87.50	(87.50)	1,050.00	700.00	350.00	1,050.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	192.00	96.00	288.00
5310 · Licenses/Fees	0.00	43.58	(43.58)	486.60	348.68	137.92	523.00
6000 · Maintenance/Repairs General	75.00	250.00	(175.00)	616.67	2,000.00	(1,383.33)	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	1,960.00	(490.00)	2,940.00
6041 · Rodent Control	40.00	65.00	(25.00)	360.00	520.00	(160.00)	780.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,441.00	0.00	27,528.00	27,528.00	0.00	41,292.00
6100.03 · Landscape Replacement/Supplies	0.00	100.00	(100.00)	57.45	800.00	(742.55)	1,200.00
6100.04 · Palm Trees over 15'	0.00	295.83	(295.83)	0.00	2,366.68	(2,366.68)	3,550.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	666.68	(666.68)	1,000.00
6100.06 · Common Area Mulch	0.00	104.17	(104.17)	1,250.00	833.32	416.68	1,250.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	275.00	466.68	(191.68)	700.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	390.98	2,000.00	(1,609.02)	3,000.00
6101.01 · Tree Replacement	0.00	83.33	(83.33)	0.00	666.68	(666.68)	1,000.00
6101.03 · Drip Lines in Common Areas	0.00	533.33	(533.33)	6,015.00	4,266.68	1,748.32	6,400.00
6200.01 · Pool Contract/Repairs	1,356.19	383.33	972.86	6,124.76	3,066.68	3,058.08	4,600.00
6200.03 · Pool Heater Contract	0.00	25.00	(25.00)	0.00	200.00	(200.00)	300.00
6200.05 · Pool Cabana Cleaning	200.00	175.00	25.00	1,360.00	1,400.00	(40.00)	2,100.00
7100 · Water/Sewer	72.03	156.25	(84.22)	906.09	1,250.00	(343.91)	1,875.00
7200 · Electricity	229.71	416.67	(186.96)	3,197.14	3,333.32	(136.18)	5,000.00
7700 · Interest Expense-Insurance Loan	238.25	233.33	4.92	1,704.30	1,866.68	(162.38)	2,800.00
7900 · Contingency	0.00	363.33	(363.33)	0.00	2,906.68	(2,906.68)	4,360.00
<b>Total Expense</b>	<b>18,233.39</b>	<b>18,817.31</b>	<b>(583.92)</b>	<b>149,515.61</b>	<b>150,538.76</b>	<b>(1,023.15)</b>	<b>225,808.00</b>
<b>Net Ordinary Income</b>	<b>960.00</b>	<b>0.02</b>	<b>959.98</b>	<b>3,128.45</b>	<b>(0.08)</b>	<b>3,128.53</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Interest	5.63	0.00	5.63	49.68	0.00	49.68	0.00
8530.01 · Pool Reserve	0.00	0.00	0.00	12,466.50	12,466.50	0.00	16,622.00
<b>Total Other Income</b>	<b>5.63</b>	<b>0.00</b>	<b>5.63</b>	<b>12,516.18</b>	<b>12,466.50</b>	<b>49.68</b>	<b>16,622.00</b>
<b>Other Expense</b>							
9599.00 · Reserves Contribution Transfer	5.63	0.00	5.63	12,522.03	12,466.50	55.53	16,622.00
<b>Total Other Expense</b>	<b>5.63</b>	<b>0.00</b>	<b>5.63</b>	<b>12,522.03</b>	<b>12,466.50</b>	<b>55.53</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>960.00</b>	<b>0.02</b>	<b>959.98</b>	<b>3,122.60</b>	<b>(0.08)</b>	<b>3,122.68</b>	<b>0.00</b>