

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
YEAR-END FINANCIAL REPORTS
FISCAL YEAR 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 December 31, 2021

01/12/22

	<u>Dec 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1011 · Centennial OP 7180	91,748.86
Total OPERATING	91,748.86
RESERVES	
1012 · Centennial MM 7199	68,957.81
Total RESERVES	68,957.81
Total Checking/Savings	160,706.67
Accounts Receivable	
1210 · Special Assessment Receivable	14,040.00
1200 · Accounts Receivable	(32,415.40)
Total Accounts Receivable	(18,375.40)
Other Current Assets	
1400 · Prepaid Insurance	58,516.69
1420 · Prepaid Expenses	288.00
1499 · Undeposited Funds	1,115.00
Total Other Current Assets	59,919.69
Total Current Assets	202,250.96
TOTAL ASSETS	<u>202,250.96</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	280.99
Total Accounts Payable	280.99
Other Current Liabilities	
2022 SPECIAL ASSESSMENT	20,440.00
2035 · Note Payable-IPFS/Insurance	58,627.05
Total Other Current Liabilities	79,067.05
Total Current Liabilities	79,348.04
Total Liabilities	79,348.04
Equity	
3525.01 · Capital Assets	68,957.81
3600 · Beg Fund Bal - Operating	36,541.73
3900 · Retained Earnings	17,494.50
Net Income	(91.12)
Total Equity	122,902.92
TOTAL LIABILITIES & EQUITY	<u>202,250.96</u>

Jacaranda Country Club Villas Condominium Association, Inc.

Revenue & Expense Budget Performance

December 2021

01/12/22

	Dec 21	Budget	\$ Over Budget	Jan - Dec 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	18,294.83	18,295.08	(0.25)	219,538.00	219,541.00	(3.00)	219,541.00
4240 · Interest Income	3.66	0.00	3.66	500.25	0.00	500.25	0.00
4280 · Misc. Income	100.00	0.00	100.00	2,034.85	0.00	2,034.85	0.00
4300 · Surplus Carry Forward	522.25	522.25	0.00	6,267.00	6,267.00	0.00	6,267.00
Total Income	18,920.74	18,817.33	103.41	228,340.10	225,808.00	2,532.10	225,808.00
Gross Profit	18,920.74	18,817.33	103.41	228,340.10	225,808.00	2,532.10	225,808.00
Expense							
5010 · Legal Fees	0.00	250.00	(250.00)	4,165.00	3,000.00	1,165.00	3,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	250.00	0.00	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	12,600.00	12,600.00	0.00	12,600.00
5100 · Administrative	56.61	191.67	(135.06)	2,200.30	2,300.00	(99.70)	2,300.00
5200 · Insurance	11,465.08	9,833.33	1,631.75	126,515.66	118,000.00	8,515.66	118,000.00
5201 · Insurance Appraisal	0.00	54.17	(54.17)	600.00	650.00	(50.00)	650.00
5202 · Hurricane MIT Forms	0.00	87.50	(87.50)	1,050.00	1,050.00	0.00	1,050.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	288.00	0.00	288.00
5310 · Licenses/Fees	0.00	43.58	(43.58)	486.60	523.00	(36.40)	523.00
6000 · Maintenance/Repairs General	316.84	250.00	66.84	933.51	3,000.00	(2,066.49)	3,000.00
6001 · Paint Villas	0.00	0.00	0.00	3,704.02	0.00	3,704.02	0.00
6040 · Pest Control - Interior	0.00	245.00	(245.00)	2,940.00	2,940.00	0.00	2,940.00
6041 · Rodent Control	40.00	65.00	(25.00)	520.00	780.00	(260.00)	780.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,441.00	0.00	41,292.00	41,292.00	0.00	41,292.00
6100.03 · Landscape Replacement/Supplies	161.12	100.00	61.12	218.57	1,200.00	(981.43)	1,200.00
6100.04 · Palm Trees over 15'	2,975.00	295.83	2,679.17	2,975.00	3,550.00	(575.00)	3,550.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	1,000.00	(1,000.00)	1,000.00
6100.06 · Common Area Mulch	0.00	104.17	(104.17)	1,250.00	1,250.00	0.00	1,250.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	275.00	700.00	(425.00)	700.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	527.71	3,000.00	(2,472.29)	3,000.00
6101.01 · Tree Replacement	0.00	83.33	(83.33)	550.00	1,000.00	(450.00)	1,000.00
6101.03 · Drip Lines in Common Areas	0.00	533.33	(533.33)	6,015.00	6,400.00	(385.00)	6,400.00
6200.01 · Pool Contract/Repairs	510.00	383.33	126.67	7,996.58	4,600.00	3,396.58	4,600.00
6200.03 · Pool Heater Contract	0.00	25.00	(25.00)	0.00	300.00	(300.00)	300.00
6200.05 · Pool Cabana Cleaning	160.00	175.00	(15.00)	2,040.00	2,100.00	(60.00)	2,100.00
7100 · Water/Sewer	232.57	156.25	76.32	1,414.20	1,875.00	(460.80)	1,875.00
7200 · Electricity	672.26	416.67	255.59	4,960.92	5,000.00	(39.08)	5,000.00
7700 · Interest Expense-Insurance Loan	238.25	233.33	4.92	2,657.30	2,800.00	(142.70)	2,800.00
7900 · Contingency	0.00	363.33	(363.33)	0.00	4,360.00	(4,360.00)	4,360.00
Total Expense	21,318.73	18,817.31	2,501.42	228,425.37	225,808.00	2,617.37	225,808.00
Net Ordinary Income	(2,397.99)	0.02	(2,398.01)	(85.27)	0.00	(85.27)	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	5.88	0.00	5.88	72.50	0.00	72.50	0.00
8530.01 · Pooled Reserves	0.00	0.00	0.00	16,622.00	16,622.00	0.00	16,622.00
Total Other Income	5.88	0.00	5.88	16,694.50	16,622.00	72.50	16,622.00
Other Expense							
9599.00 · Reserves Contribution Transfer	5.88	0.00	5.88	16,700.35	16,622.00	78.35	16,622.00
Total Other Expense	5.88	0.00	5.88	16,700.35	16,622.00	78.35	16,622.00
Net Other Income	0.00	0.00	0.00	(5.85)	0.00	(5.85)	0.00
Net Income	(2,397.99)	0.02	(2,398.01)	(91.12)	0.00	(91.12)	0.00