

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2022**

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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 January 31, 2022

02/15/22

	Jan 31, 22
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1011 · Centennial OP 7180	114,702.20
Total OPERATING	114,702.20
RESERVES	
1012 · Centennial MM 7199	72,209.52
Total RESERVES	72,209.52
Total Checking/Savings	186,911.72
Accounts Receivable	
1210 · Special Assessment Receivable	5,940.00
1200 · Accounts Receivable	(2,693.70)
Total Accounts Receivable	3,246.30
Other Current Assets	
1400 · Prepaid Insurance	46,813.36
1499 · Undeposited Funds	2,115.00
Total Other Current Assets	48,928.36
Total Current Assets	239,086.38
TOTAL ASSETS	239,086.38
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	13,051.00
Total Accounts Payable	13,051.00
Other Current Liabilities	
2022 SPECIAL ASSESSMENT	
2130 · 2022 S/A Well Drilling Expense	(14,590.00)
2125 · 2022 S/A Well Drilling & Repair	25,920.00
Total 2022 SPECIAL ASSESSMENT	11,330.00
2010 · Pre-Collected Maint Fee	42,716.16
2035 · Note Payable-IPFS/Insurance	46,901.64
Total Other Current Liabilities	100,947.80
Total Current Liabilities	113,998.80
Total Liabilities	113,998.80
Equity	
3525.01 · Capital Assets	72,209.52
3600 · Beg Fund Bal - Operating	36,640.60
3900 · Retained Earnings	17,403.38
Net Income	(1,165.92)
Total Equity	125,087.58
TOTAL LIABILITIES & EQUITY	239,086.38

Jacaranda Country Club Villas Condominium Association, Inc.

Revenue & Expense Budget Performance

January 2022

02/15/22

	Jan 22	Budget	\$ Over Budget	Jan 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	21,358.09	21,358.13	(0.04)	21,358.09	21,358.13	(0.04)	256,298.00
4240 · Interest Income	8.19	0.00	8.19	8.19	0.00	8.19	0.00
4300 · Surplus Carry Forward	(98.87)	(98.87)	0.00	(98.87)	(98.87)	0.00	(1,186.00)
Total Income	21,267.41	21,259.26	8.15	21,267.41	21,259.26	8.15	255,112.00
Gross Profit	21,267.41	21,259.26	8.15	21,267.41	21,259.26	8.15	255,112.00
Expense							
5010 · Legal Fees	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
5011 · Accounting	0.00	20.87	(20.87)	0.00	20.87	(20.87)	250.00
5020 · Management Fees	1,081.50	1,081.50	0.00	1,081.50	1,081.50	0.00	12,978.00
5100 · Administrative	126.55	191.63	(65.08)	126.55	191.63	(65.08)	2,300.00
5200 · Insurance	11,465.08	12,611.50	(1,146.42)	11,465.08	12,611.50	(1,146.42)	151,338.00
5201 · Insurance Appraisal	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00
5300 · Division Fees	288.00	24.00	264.00	288.00	24.00	264.00	288.00
5310 · Licenses/Fees	0.00	43.62	(43.62)	0.00	43.62	(43.62)	523.00
6000 · Maintenance/Repairs General	250.00	166.63	83.37	250.00	166.63	83.37	2,000.00
6040 · Pest Control - Interior	0.00	245.00	(245.00)	0.00	245.00	(245.00)	2,940.00
6041 · Rodent Control	40.00	43.37	(3.37)	40.00	43.37	(3.37)	520.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,441.00	0.00	3,441.00	3,441.00	0.00	41,292.00
6100.03 · Landscape Replacement/Supplies	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
6100.04 · Palm Trees over 15'	0.00	295.87	(295.87)	0.00	295.87	(295.87)	3,550.00
6100.05 · Misc.Tree Trimming	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
6100.06 · Common Area Mulch	0.00	104.13	(104.13)	0.00	104.13	(104.13)	1,250.00
6100.07 · Repair Lamp Poles	0.00	58.37	(58.37)	0.00	58.37	(58.37)	700.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
6101.01 · Tree Replacement	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
6200.01 · Pool Contract/Repairs	310.00	383.37	(73.37)	310.00	383.37	(73.37)	4,600.00
6200.03 · Pool Heater Contract	0.00	30.87	(30.87)	0.00	30.87	(30.87)	370.00
6200.05 · Pool Cabana Cleaning	250.00	195.00	55.00	250.00	195.00	55.00	2,340.00
6200.06 · Pool Pavers	4,042.47	341.63	3,700.84	4,042.47	341.63	3,700.84	4,100.00
6200.07 · Grass Strips	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7100 · Water/Sewer	312.98	112.37	200.61	312.98	112.37	200.61	1,348.00
7200 · Electricity	587.50	395.00	192.50	587.50	395.00	192.50	4,740.00
7700 · Interest Expense-Insurance Loan	238.25	250.00	(11.75)	238.25	250.00	(11.75)	3,000.00
7900 · Contingency	0.00	198.75	(198.75)	0.00	198.75	(198.75)	2,385.00
Total Expense	22,433.33	21,259.48	1,173.85	22,433.33	21,259.48	1,173.85	255,112.00
Net Ordinary Income	(1,165.92)	(0.22)	(1,165.70)	(1,165.92)	(0.22)	(1,165.70)	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	5.96	0.00	5.96	5.96	0.00	5.96	0.00
8530.01 · Pooled Reserves	3,245.75	3,245.75	0.00	3,245.75	3,245.75	0.00	12,983.00
Total Other Income	3,251.71	3,245.75	5.96	3,251.71	3,245.75	5.96	12,983.00
Other Expense							
9599.00 · Reserves Contribution Transfer	3,251.71	3,245.75	5.96	3,251.71	3,245.75	5.96	12,983.00
Total Other Expense	3,251.71	3,245.75	5.96	3,251.71	3,245.75	5.96	12,983.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	(1,165.92)	(0.22)	(1,165.70)	(1,165.92)	(0.22)	(1,165.70)	0.00