

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
September 30, 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 September 30, 2021

10/04/21

	Sep 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>OPERATING</b>	
1011 · Centennial OP 7180	100,238.00
<b>Total OPERATING</b>	100,238.00
<b>RESERVES</b>	
1012 · Centennial MM 7199	66,284.94
<b>Total RESERVES</b>	66,284.94
<b>Total Checking/Savings</b>	166,522.94
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	(35,831.40)
<b>Total Accounts Receivable</b>	(35,831.40)
<b>Other Current Assets</b>	
1400 · Prepaid Insurance	93,626.68
<b>Total Other Current Assets</b>	93,626.68
<b>Total Current Assets</b>	224,318.22
<b>TOTAL ASSETS</b>	<b>224,318.22</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2001 · *Accounts Payable	1,385.79
<b>Total Accounts Payable</b>	1,385.79
<b>Other Current Liabilities</b>	
2013 · Accrued Expenses	3,441.00
2035 · Note Payable-IPFS/Insurance	93,803.28
<b>Total Other Current Liabilities</b>	97,244.28
<b>Total Current Liabilities</b>	98,630.07
<b>Total Liabilities</b>	98,630.07
<b>Equity</b>	
3525.01 · Capital Assets	66,284.94
3600 · Beg Fund Bal - Operating	38,108.48
3900 · Retained Earnings	17,494.50
Net Income	3,800.23
<b>Total Equity</b>	125,688.15
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>224,318.22</b>

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

10/04/21

September 2021

	Sep 21	Budget	\$ Over Budget	Jan - Sep 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)	164,653.50	164,655.76	(2.26)	219,541.00
4240 · Interest Income	3.89	0.00	3.89	458.43	0.00	458.43	0.00
4280 · Misc. Income	0.00	0.00	0.00	1,652.85	0.00	1,652.85	0.00
4300 · Surplus Carry Forward	522.25	522.25	0.00	4,700.25	4,700.25	0.00	6,267.00
<b>Total Income</b>	<b>18,820.97</b>	<b>18,817.33</b>	<b>3.64</b>	<b>171,465.03</b>	<b>169,356.01</b>	<b>2,109.02</b>	<b>225,808.00</b>
<b>Gross Profit</b>	<b>18,820.97</b>	<b>18,817.33</b>	<b>3.64</b>	<b>171,465.03</b>	<b>169,356.01</b>	<b>2,109.02</b>	<b>225,808.00</b>
<b>Expense</b>							
5010 · Legal Fees	0.00	250.00	(250.00)	4,165.00	2,250.00	1,915.00	3,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	187.51	62.49	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	9,450.00	9,450.00	0.00	12,600.00
5100 · Administrative	56.55	191.67	(135.12)	1,595.75	1,724.99	(129.24)	2,300.00
5200 · Insurance	11,465.08	9,833.33	1,631.75	92,120.42	88,500.01	3,620.41	118,000.00
5201 · Insurance Appraisal	0.00	54.17	(54.17)	600.00	487.49	112.51	650.00
5202 · Hurricane MIT Forms	0.00	87.50	(87.50)	1,050.00	787.50	262.50	1,050.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	216.00	72.00	288.00
5310 · Licenses/Fees	0.00	43.58	(43.58)	486.60	392.26	94.34	523.00
6000 · Maintenance/Repairs General	0.00	250.00	(250.00)	616.67	2,250.00	(1,633.33)	3,000.00
6001 · Paint Villas	0.00	0.00	0.00	826.08	0.00	826.08	0.00
6040 · Pest Control - Interior	495.00	245.00	250.00	1,965.00	2,205.00	(240.00)	2,940.00
6041 · Rodent Control	40.00	65.00	(25.00)	400.00	585.00	(185.00)	780.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,441.00	0.00	30,969.00	30,969.00	0.00	41,292.00
6100.03 · Landscape Replacement/Supplies	0.00	100.00	(100.00)	57.45	900.00	(842.55)	1,200.00
6100.04 · Palm Trees over 15'	0.00	295.83	(295.83)	0.00	2,662.51	(2,662.51)	3,550.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
6100.06 · Common Area Mulch	0.00	104.17	(104.17)	1,250.00	937.49	312.51	1,250.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	275.00	525.01	(250.01)	700.00
6100.09 · Irrigation Repairs	7.97	250.00	(242.03)	398.95	2,250.00	(1,851.05)	3,000.00
6101.01 · Tree Replacement	550.00	83.33	466.67	550.00	750.01	(200.01)	1,000.00
6101.03 · Drip Lines in Common Areas	0.00	533.33	(533.33)	6,015.00	4,800.01	1,214.99	6,400.00
6200.01 · Pool Contract/Repairs	322.82	383.33	(60.51)	6,447.58	3,450.01	2,997.57	4,600.00
6200.03 · Pool Heater Contract	0.00	25.00	(25.00)	0.00	225.00	(225.00)	300.00
6200.05 · Pool Cabana Cleaning	160.00	175.00	(15.00)	1,520.00	1,575.00	(55.00)	2,100.00
7100 · Water/Sewer	75.56	156.25	(80.69)	981.65	1,406.25	(424.60)	1,875.00
7200 · Electricity	241.11	416.67	(175.56)	3,438.25	3,749.99	(311.74)	5,000.00
7700 · Interest Expense-Insurance Loan	238.25	233.33	4.92	1,942.55	2,100.01	(157.46)	2,800.00
7900 · Contingency	0.00	363.33	(363.33)	0.00	3,270.01	(3,270.01)	4,360.00
<b>Total Expense</b>	<b>18,143.34</b>	<b>18,817.31</b>	<b>(673.97)</b>	<b>167,658.95</b>	<b>169,356.07</b>	<b>(1,697.12)</b>	<b>225,808.00</b>
<b>Net Ordinary Income</b>	<b>677.63</b>	<b>0.02</b>	<b>677.61</b>	<b>3,806.08</b>	<b>(0.06)</b>	<b>3,806.14</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Interest	5.45	0.00	5.45	55.13	0.00	55.13	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>5.45</b>	<b>0.00</b>	<b>5.45</b>	<b>12,521.63</b>	<b>12,466.50</b>	<b>55.13</b>	<b>16,622.00</b>
<b>Other Expense</b>							
9599.00 · Reserves Contribution Transfer	5.45	0.00	5.45	12,527.48	12,466.50	60.98	16,622.00
<b>Total Other Expense</b>	<b>5.45</b>	<b>0.00</b>	<b>5.45</b>	<b>12,527.48</b>	<b>12,466.50</b>	<b>60.98</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>677.63</b>	<b>0.02</b>	<b>677.61</b>	<b>3,800.23</b>	<b>(0.06)</b>	<b>3,800.29</b>	<b>0.00</b>