

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

11/08/21

	Oct 31, 21
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1011 · Centennial OP 7180	104,003.94
Total OPERATING	104,003.94
RESERVES	
1012 · Centennial MM 7199	70,446.14
Total RESERVES	70,446.14
Total Checking/Savings	174,450.08
Accounts Receivable	
1200 · Accounts Receivable	(3,032.00)
Total Accounts Receivable	(3,032.00)
Other Current Assets	
1400 · Prepaid Insurance	81,923.35
Total Other Current Assets	81,923.35
Total Current Assets	253,341.43
TOTAL ASSETS	253,341.43
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	379.37
Total Accounts Payable	379.37
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	36,589.66
2013 · Accrued Expenses	3,441.00
2035 · Note Payable-IPFS/Insurance	82,077.87
Total Other Current Liabilities	122,108.53
Total Current Liabilities	122,487.90
Total Liabilities	122,487.90
Equity	
3525.01 · Capital Assets	70,446.14
3600 · Beg Fund Bal - Operating	37,586.23
3900 · Retained Earnings	17,494.50
Net Income	5,326.66
Total Equity	130,853.53
TOTAL LIABILITIES & EQUITY	253,341.43

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

11/08/21

October 2021

	Oct 21	Budget	\$ Over Budget	Jan - Oct 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	18,294.84	18,295.08	(0.24)	182,948.34	182,950.84	(2.50)	219,541.00
4240 · Interest Income	7.51	0.00	7.51	465.94	0.00	465.94	0.00
4280 · Misc. Income	100.00	0.00	100.00	1,752.85	0.00	1,752.85	0.00
4300 · Surplus Carry Forward	522.25	522.25	0.00	5,222.50	5,222.50	0.00	6,267.00
Total Income	18,924.60	18,817.33	107.27	190,389.63	188,173.34	2,216.29	225,808.00
Gross Profit	18,924.60	18,817.33	107.27	190,389.63	188,173.34	2,216.29	225,808.00
Expense							
5010 · Legal Fees	0.00	250.00	(250.00)	4,165.00	2,500.00	1,665.00	3,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	208.34	41.66	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	10,500.00	10,500.00	0.00	12,600.00
5100 · Administrative	233.25	191.67	41.58	1,829.00	1,916.66	(87.66)	2,300.00
5200 · Insurance	11,465.08	9,833.33	1,631.75	103,585.50	98,333.34	5,252.16	118,000.00
5201 · Insurance Appraisal	0.00	54.17	(54.17)	600.00	541.66	58.34	650.00
5202 · Hurricane MIT Forms	0.00	87.50	(87.50)	1,050.00	875.00	175.00	1,050.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	240.00	48.00	288.00
5310 · Licenses/Fees	0.00	43.58	(43.58)	486.60	435.84	50.76	523.00
6000 · Maintenance/Repairs General	0.00	250.00	(250.00)	616.67	2,500.00	(1,883.33)	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)	1,965.00	2,450.00	(485.00)	2,940.00
6041 · Rodent Control	40.00	65.00	(25.00)	440.00	650.00	(210.00)	780.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,441.00	0.00	34,410.00	34,410.00	0.00	41,292.00
6100.03 · Landscape Replacement/Supplies	0.00	100.00	(100.00)	57.45	1,000.00	(942.55)	1,200.00
6100.04 · Palm Trees over 15'	0.00	295.83	(295.83)	0.00	2,958.34	(2,958.34)	3,550.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	833.34	(833.34)	1,000.00
6100.06 · Common Area Mulch	0.00	104.17	(104.17)	1,250.00	1,041.66	208.34	1,250.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	275.00	583.34	(308.34)	700.00
6100.09 · Irrigation Repairs	53.76	250.00	(196.24)	452.71	2,500.00	(2,047.29)	3,000.00
6101.01 · Tree Replacement	0.00	83.33	(83.33)	550.00	833.34	(283.34)	1,000.00
6101.03 · Drip Lines in Common Areas	0.00	533.33	(533.33)	6,015.00	5,333.34	681.66	6,400.00
6200.01 · Pool Contract/Repairs	375.00	383.33	(8.33)	6,822.58	3,833.34	2,989.24	4,600.00
6200.03 · Pool Heater Contract	0.00	25.00	(25.00)	0.00	250.00	(250.00)	300.00
6200.05 · Pool Cabana Cleaning	160.00	175.00	(15.00)	1,680.00	1,750.00	(70.00)	2,100.00
7100 · Water/Sewer	79.08	156.25	(77.17)	1,060.73	1,562.50	(501.77)	1,875.00
7200 · Electricity	262.75	416.67	(153.92)	3,701.00	4,166.66	(465.66)	5,000.00
7700 · Interest Expense-Insurance Loan	238.25	233.33	4.92	2,180.80	2,333.34	(152.54)	2,800.00
7900 · Contingency	0.00	363.33	(363.33)	0.00	3,633.34	(3,633.34)	4,360.00
Total Expense	17,398.17	18,817.31	(1,419.14)	185,057.12	188,173.38	(3,116.26)	225,808.00
Net Ordinary Income	1,526.43	0.02	1,526.41	5,332.51	(0.04)	5,332.55	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	5.70	0.00	5.70	60.83	0.00	60.83	0.00
8530.01 · Pool Reserve	4,155.50	4,155.50	0.00	16,622.00	16,622.00	0.00	16,622.00
Total Other Income	4,161.20	4,155.50	5.70	16,682.83	16,622.00	60.83	16,622.00
Other Expense							
9599.00 · Reserves Contribution Transfer	4,161.20	4,155.50	5.70	16,688.68	16,622.00	66.68	16,622.00
Total Other Expense	4,161.20	4,155.50	5.70	16,688.68	16,622.00	66.68	16,622.00
Net Other Income	0.00	0.00	0.00	(5.85)	0.00	(5.85)	0.00
Net Income	1,526.43	0.02	1,526.41	5,326.66	(0.04)	5,326.70	0.00