

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

12/07/21

	Nov 30, 21
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1001.01 · Due to/from Op	1,500.00
1011 · Centennial OP 7180	78,460.70
Total OPERATING	79,960.70
RESERVES	
1002.01 · Due to/from Res	(1,500.00)
1012 · Centennial MM 7199	70,451.93
Total RESERVES	68,951.93
Total Checking/Savings	148,912.63
Accounts Receivable	
1200 · Accounts Receivable	513.92
Total Accounts Receivable	513.92
Other Current Assets	
1400 · Prepaid Insurance	70,220.02
Total Other Current Assets	70,220.02
Total Current Assets	219,646.57
TOTAL ASSETS	219,646.57
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	1,741.00
Total Accounts Payable	1,741.00
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	18,294.83
2013 · Accrued Expenses	3,441.00
2035 · Note Payable-IPFS/Insurance	70,352.46
Total Other Current Liabilities	92,088.29
Total Current Liabilities	93,829.29
Total Liabilities	93,829.29
Equity	
3525.01 · Capital Assets	68,951.93
3600 · Beg Fund Bal - Operating	37,063.98
3900 · Retained Earnings	17,494.50
Net Income	2,306.87
Total Equity	125,817.28
TOTAL LIABILITIES & EQUITY	219,646.57

Jacaranda Country Club Villas Condominium Association, Inc.

Revenue & Expense Budget Performance

November 2021

12/07/21

	Nov 21	Budget	\$ Over Budget	Jan - Nov 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	18,294.83	18,295.08	(0.25)	201,243.17	201,245.92	(2.75)	219,541.00
4240 · Interest Income	30.65	0.00	30.65	496.59	0.00	496.59	0.00
4280 · Misc. Income	182.00	0.00	182.00	1,934.85	0.00	1,934.85	0.00
4300 · Surplus Carry Forward	522.25	522.25	0.00	5,744.75	5,744.75	0.00	6,267.00
Total Income	19,029.73	18,817.33	212.40	209,419.36	206,990.67	2,428.69	225,808.00
Gross Profit	19,029.73	18,817.33	212.40	209,419.36	206,990.67	2,428.69	225,808.00
Expense							
5010 · Legal Fees	0.00	250.00	(250.00)	4,165.00	2,750.00	1,415.00	3,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	229.17	20.83	250.00
5020 · Management Fees	1,050.00	1,050.00	0.00	11,550.00	11,550.00	0.00	12,600.00
5100 · Administrative	314.69	191.67	123.02	2,143.69	2,108.33	35.36	2,300.00
5200 · Insurance	11,465.08	9,833.33	1,631.75	115,050.58	108,166.67	6,883.91	118,000.00
5201 · Insurance Appraisal	0.00	54.17	(54.17)	600.00	595.83	4.17	650.00
5202 · Hurricane MIT Forms	0.00	87.50	(87.50)	1,050.00	962.50	87.50	1,050.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	264.00	24.00	288.00
5310 · Licenses/Fees	0.00	43.58	(43.58)	486.60	479.42	7.18	523.00
6000 · Maintenance/Repairs General	0.00	250.00	(250.00)	616.67	2,750.00	(2,133.33)	3,000.00
6001 · Paint Villas	2,877.94	0.00	2,877.94	3,704.02	0.00	3,704.02	0.00
6040 · Pest Control - Interior	975.00	245.00	730.00	2,940.00	2,695.00	245.00	2,940.00
6041 · Rodent Control	40.00	65.00	(25.00)	480.00	715.00	(235.00)	780.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,441.00	0.00	37,851.00	37,851.00	0.00	41,292.00
6100.03 · Landscape Replacement/Supplies	0.00	100.00	(100.00)	57.45	1,100.00	(1,042.55)	1,200.00
6100.04 · Palm Trees over 15'	0.00	295.83	(295.83)	0.00	3,254.17	(3,254.17)	3,550.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
6100.06 · Common Area Mulch	0.00	104.17	(104.17)	1,250.00	1,145.83	104.17	1,250.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	275.00	641.67	(366.67)	700.00
6100.09 · Irrigation Repairs	75.00	250.00	(175.00)	527.71	2,750.00	(2,222.29)	3,000.00
6101.01 · Tree Replacement	0.00	83.33	(83.33)	550.00	916.67	(366.67)	1,000.00
6101.03 · Drip Lines in Common Areas	0.00	533.33	(533.33)	6,015.00	5,866.67	148.33	6,400.00
6200.01 · Pool Contract/Repairs	664.00	383.33	280.67	7,486.58	4,216.67	3,269.91	4,600.00
6200.03 · Pool Heater Contract	0.00	25.00	(25.00)	0.00	275.00	(275.00)	300.00
6200.05 · Pool Cabana Cleaning	200.00	175.00	25.00	1,880.00	1,925.00	(45.00)	2,100.00
7100 · Water/Sewer	120.90	156.25	(35.35)	1,181.63	1,718.75	(537.12)	1,875.00
7200 · Electricity	587.66	416.67	170.99	4,288.66	4,583.33	(294.67)	5,000.00
7700 · Interest Expense-Insurance Loan	238.25	233.33	4.92	2,419.05	2,566.67	(147.62)	2,800.00
7900 · Contingency	0.00	363.33	(363.33)	0.00	3,996.67	(3,996.67)	4,360.00
Total Expense	22,049.52	18,817.31	3,232.21	207,106.64	206,990.69	115.95	225,808.00
Net Ordinary Income	(3,019.79)	0.02	(3,019.81)	2,312.72	(0.02)	2,312.74	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	5.79	0.00	5.79	66.62	0.00	66.62	0.00
8530.01 · Pool Reserve	0.00	0.00	0.00	16,622.00	16,622.00	0.00	16,622.00
Total Other Income	5.79	0.00	5.79	16,688.62	16,622.00	66.62	16,622.00
Other Expense							
9599.00 · Reserves Contribution Transfer	5.79	0.00	5.79	16,694.47	16,622.00	72.47	16,622.00
Total Other Expense	5.79	0.00	5.79	16,694.47	16,622.00	72.47	16,622.00
Net Other Income	0.00	0.00	0.00	(5.85)	0.00	(5.85)	0.00
Net Income	(3,019.79)	0.02	(3,019.81)	2,306.87	(0.02)	2,306.89	0.00