

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 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 February 28, 2022

03/15/22

	Feb 28, 22
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1011 · Centennial OP 7180	91,288.53
Total OPERATING	91,288.53
RESERVES	
1012 · Centennial MM 7199	72,215.06
Total RESERVES	72,215.06
Total Checking/Savings	163,503.59
Accounts Receivable	
1210 · Special Assessment Receivable	2,700.00
1200 · Accounts Receivable	(2,557.14)
Total Accounts Receivable	142.86
Other Current Assets	
1400 · Prepaid Insurance	35,110.03
Total Other Current Assets	35,110.03
Total Current Assets	198,756.48
TOTAL ASSETS	198,756.48
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	4,684.01
Total Accounts Payable	4,684.01
Other Current Liabilities	
2022 Special Assessment	11,187.00
2010 · Pre-Collected Maint Fee	21,358.08
2035 · Note Payable-IPFS/Insurance	35,176.23
Total Other Current Liabilities	67,721.31
Total Current Liabilities	72,405.32
Total Liabilities	72,405.32
Equity	
3525.01 · Capital Assets	72,215.06
3600 · Beg Fund Bal - Operating	36,739.43
3900 · Retained Earnings	17,403.38
Net Income	(6.71)
Total Equity	126,351.16
TOTAL LIABILITIES & EQUITY	198,756.48

Jacaranda Country Club Villas Condominium Association, Inc.

Revenue & Expense Budget Performance

February 2022

03/14/22

	Feb 22	Budget	\$ Over Budget	Jan - Feb 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	21,358.08	21,358.17	(0.09)	42,716.17	42,716.30	(0.13)	256,298.00
4240 · Interest Income	34.29	0.00	34.29	42.48	0.00	42.48	0.00
4280 · Misc. Income	413.50	0.00	413.50	413.50	0.00	413.50	0.00
4300 · Surplus Carry Forward	(98.83)	(98.83)	0.00	(197.70)	(197.70)	0.00	(1,186.00)
Total Income	21,707.04	21,259.34	447.70	42,974.45	42,518.60	455.85	255,112.00
Gross Profit	21,707.04	21,259.34	447.70	42,974.45	42,518.60	455.85	255,112.00
Expense							
5010 · Legal Fees	0.00	166.67	(166.67)	0.00	333.30	(333.30)	2,000.00
5011 · Accounting	0.00	20.83	(20.83)	0.00	41.70	(41.70)	250.00
5020 · Management Fees	1,081.50	1,081.50	0.00	2,163.00	2,163.00	0.00	12,978.00
5100 · Administrative	144.93	191.67	(46.74)	271.48	383.30	(111.82)	2,300.00
5200 · Insurance	11,465.08	12,611.50	(1,146.42)	22,930.16	25,223.00	(2,292.84)	151,338.00
5201 · Insurance Appraisal	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	48.00	240.00	288.00
5310 · Licenses/Fees	0.00	43.58	(43.58)	0.00	87.20	(87.20)	523.00
6000 · Maintenance/Repairs General	1,111.01	166.67	944.34	1,361.01	333.30	1,027.71	2,000.00
6040 · Pest Control - Interior	495.00	245.00	250.00	495.00	490.00	5.00	2,940.00
6041 · Rodent Control	489.00	43.33	445.67	529.00	86.70	442.30	520.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,441.00	0.00	6,882.00	6,882.00	0.00	41,292.00
6100.03 · Landscape Replacement/Supplies	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00
6100.04 · Palm Trees over 15'	0.00	295.83	(295.83)	0.00	591.70	(591.70)	3,550.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
6100.06 · Common Area Mulch	0.00	104.17	(104.17)	0.00	208.30	(208.30)	1,250.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	0.00	116.70	(116.70)	700.00
6100.09 · Irrigation Repairs	240.00	250.00	(10.00)	240.00	500.00	(260.00)	3,000.00
6101.01 · Tree Replacement	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00
6200.01 · Pool Contract/Repairs	310.00	383.33	(73.33)	620.00	766.70	(146.70)	4,600.00
6200.03 · Pool Heater Contract	0.00	30.83	(30.83)	0.00	61.70	(61.70)	370.00
6200.05 · Pool Cabana Cleaning	200.00	195.00	5.00	450.00	390.00	60.00	2,340.00
6200.06 · Pool Pavers	0.00	341.67	(341.67)	4,042.47	683.30	3,359.17	4,100.00
6200.07 · Grass Strips	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
7100 · Water/Sewer	569.03	112.33	456.70	882.01	224.70	657.31	1,348.00
7200 · Electricity	763.03	395.00	368.03	1,350.53	790.00	560.53	4,740.00
7700 · Interest Expense-Insurance Loan	238.25	250.00	(11.75)	476.50	500.00	(23.50)	3,000.00
7900 · Contingency	0.00	198.75	(198.75)	0.00	397.50	(397.50)	2,385.00
Total Expense	20,547.83	21,259.32	(711.49)	42,981.16	42,518.80	462.36	255,112.00
Net Ordinary Income	1,159.21	0.02	1,159.19	(6.71)	(0.20)	(6.51)	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	5.54	0.00	5.54	11.50	0.00	11.50	0.00
8530.01 · Pooled Reserves	0.00	0.00	0.00	3,245.75	3,245.75	0.00	12,983.00
Total Other Income	5.54	0.00	5.54	3,257.25	3,245.75	11.50	12,983.00
Other Expense							
9599.00 · Reserves Contribution Transfer	5.54	0.00	5.54	3,257.25	3,245.75	11.50	12,983.00
Total Other Expense	5.54	0.00	5.54	3,257.25	3,245.75	11.50	12,983.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	1,159.21	0.02	1,159.19	(6.71)	(0.20)	(6.51)	0.00