

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

08/23/22

	Jul 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
<b>OPERATING</b>	
1011 · Centennial OP 7180	133,152.61
<b>Total OPERATING</b>	133,152.61
<b>RESERVES</b>	
1012 · Centennial MM 7199	73,841.56
<b>Total RESERVES</b>	73,841.56
<b>Total Checking/Savings</b>	206,994.17
<b>Accounts Receivable</b>	
Receivables	
1200 · Accounts Receivable	(1,385.88)
1210 · Special Assessment Receivable	720.00
<b>Total Receivables</b>	(665.88)
<b>Total Accounts Receivable</b>	(665.88)
<b>Other Current Assets</b>	
1400 · Prepaid Insurance	138,647.03
<b>Total Other Current Assets</b>	138,647.03
<b>Total Current Assets</b>	344,975.32
<b>TOTAL ASSETS</b>	<b>344,975.32</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2001 · *Accounts Payable	4,362.72
<b>Total Accounts Payable</b>	4,362.72
<b>Other Current Liabilities</b>	
2022 Special Assessment	11,187.00
2010 · Pre-Collected Maint Fee	42,716.16
2035 · Note Payable-IPFS/Insurance	151,251.30
<b>Total Other Current Liabilities</b>	205,154.46
<b>Total Current Liabilities</b>	209,517.18
<b>Total Liabilities</b>	209,517.18
<b>Equity</b>	
3525.01 · Capital Assets	73,841.56
3600 · Beg Fund Bal - Operating	37,233.58
3900 · Retained Earnings	17,403.38
Net Income	6,979.62
<b>Total Equity</b>	135,458.14
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>344,975.32</b>

Jacaranda Country Club Villas Condominium Association, Inc.

Revenue & Expense Budget Performance

July 2022

08/23/22

	Jul 22	Budget	\$ Over Budget	Jan - Jul 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maintenance Fees	21,358.09	21,358.17	(0.08)	149,506.59	149,507.15	(0.56)	256,298.00
4240 · Interest Income	96.62	0.00	96.62	255.90	0.00	255.90	0.00
4280 · Misc. Income	140.25	0.00	140.25	1,038.59	0.00	1,038.59	0.00
4300 · Surplus Carry Forward	(98.83)	(98.83)	0.00	(691.85)	(691.85)	0.00	(1,186.00)
<b>Total Income</b>	<b>21,496.13</b>	<b>21,259.34</b>	<b>236.79</b>	<b>150,109.23</b>	<b>148,815.30</b>	<b>1,293.93</b>	<b>255,112.00</b>
<b>Gross Profit</b>	<b>21,496.13</b>	<b>21,259.34</b>	<b>236.79</b>	<b>150,109.23</b>	<b>148,815.30</b>	<b>1,293.93</b>	<b>255,112.00</b>
<b>Expense</b>							
5010 · Legal Fees	0.00	166.67	(166.67)	0.00	1,166.65	(1,166.65)	2,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	145.85	104.15	250.00
5020 · Management Fees	1,081.50	1,081.50	0.00	7,570.50	7,570.50	0.00	12,978.00
5100 · Administrative	206.84	191.67	15.17	1,297.74	1,341.65	(43.91)	2,300.00
5200 · Insurance	13,507.11	12,611.50	895.61	84,339.66	88,280.50	(3,940.84)	151,338.00
5201 · Insurance Appraisal	0.00	50.00	(50.00)	600.00	350.00	250.00	600.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	168.00	120.00	288.00
5310 · Licenses/Fees	0.00	43.58	(43.58)	461.60	305.10	156.50	523.00
6000 · Maintenance/Repairs General	121.72	166.67	(44.95)	1,964.73	1,166.65	798.08	2,000.00
6040 · Pest Control - Interior	0.00	245.00	(245.00)	1,518.75	1,715.00	(196.25)	2,940.00
6041 · Rodent Control	44.00	43.33	0.67	749.00	303.35	445.65	520.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,441.00	0.00	24,087.00	24,087.00	0.00	41,292.00
6100.03 · Landscape Replacement/Supplies	230.00	100.00	130.00	1,117.89	700.00	417.89	1,200.00
6100.04 · Palm Trees over 15'	0.00	295.83	(295.83)	0.00	2,070.85	(2,070.85)	3,550.00
6100.05 · Misc.Tree Trimming	(45.00)	83.33	(128.33)	560.00	583.35	(23.35)	1,000.00
6100.06 · Common Area Mulch	0.00	104.17	(104.17)	239.00	729.15	(490.15)	1,250.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	0.00	408.35	(408.35)	700.00
6100.09 · Irrigation Repairs	195.00	250.00	(55.00)	1,345.00	1,750.00	(405.00)	3,000.00
6101.01 · Tree Replacement	0.00	125.00	(125.00)	0.00	875.00	(875.00)	1,500.00
6200.01 · Pool Contract/Repairs	585.00	383.33	201.67	2,761.85	2,683.35	78.50	4,600.00
6200.03 · Pool Heater Contract	0.00	30.83	(30.83)	0.00	215.85	(215.85)	370.00
6200.05 · Pool Cabana Cleaning	200.00	195.00	5.00	1,500.00	1,365.00	135.00	2,340.00
6200.06 · Pool Pavers	0.00	341.67	(341.67)	4,042.47	2,391.65	1,650.82	4,100.00
6200.07 · Grass Strips	0.00	250.00	(250.00)	0.00	1,750.00	(1,750.00)	3,000.00
7100 · Water/Sewer	509.66	112.33	397.33	2,904.59	786.35	2,118.24	1,348.00
7200 · Electricity	329.61	395.00	(65.39)	3,625.40	2,765.00	860.40	4,740.00
7700 · Interest Expense-Insurance Loan	357.59	250.00	107.59	1,906.43	1,750.00	156.43	3,000.00
7900 · Contingency	0.00	198.75	(198.75)	0.00	1,391.25	(1,391.25)	2,385.00
<b>Total Expense</b>	<b>20,764.03</b>	<b>21,259.32</b>	<b>(495.29)</b>	<b>143,129.61</b>	<b>148,815.40</b>	<b>(5,685.79)</b>	<b>255,112.00</b>
<b>Net Ordinary Income</b>	<b>732.10</b>	<b>0.02</b>	<b>732.08</b>	<b>6,979.62</b>	<b>(0.10)</b>	<b>6,979.72</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Interest	21.35	0.00	21.35	76.50	0.00	76.50	0.00
8530.01 · Pooled Reserves	3,245.75	3,245.75	0.00	9,737.25	9,737.25	0.00	12,983.00
<b>Total Other Income</b>	<b>3,267.10</b>	<b>3,245.75</b>	<b>21.35</b>	<b>9,813.75</b>	<b>9,737.25</b>	<b>76.50</b>	<b>12,983.00</b>
<b>Other Expense</b>							
9599.00 · Reserves Contribution Transfer	3,267.10	3,245.75	21.35	9,813.75	9,737.25	76.50	12,983.00
<b>Total Other Expense</b>	<b>3,267.10</b>	<b>3,245.75</b>	<b>21.35</b>	<b>9,813.75</b>	<b>9,737.25</b>	<b>76.50</b>	<b>12,983.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>732.10</b>	<b>0.02</b>	<b>732.08</b>	<b>6,979.62</b>	<b>(0.10)</b>	<b>6,979.72</b>	<b>0.00</b>