

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
September 30, 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 September 30, 2022

10/04/22

	Sep 30, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
<b>OPERATING</b>	
1011 · Centennial OP 7180	116,745.47
<b>Total OPERATING</b>	116,745.47
<b>RESERVES</b>	
1012 · Centennial MM 7199	73,893.86
<b>Total RESERVES</b>	73,893.86
<b>Total Checking/Savings</b>	190,639.33
Accounts Receivable	
Receivables	
1200 · Accounts Receivable	(28,701.66)
1210 · Special Assessment Receivable	360.00
<b>Total Receivables</b>	(28,341.66)
<b>Total Accounts Receivable</b>	(28,341.66)
Other Current Assets	
1400 · Prepaid Insurance	110,917.62
<b>Total Other Current Assets</b>	110,917.62
<b>Total Current Assets</b>	273,215.29
<b>TOTAL ASSETS</b>	<b>273,215.29</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	200.00
<b>Total Accounts Payable</b>	200.00
Other Current Liabilities	
2022 Special Assessment	
2125 · 2022 S/A Well Drilling Income	25,920.00
2130 · 2022 S/A Well Drilling Expense	(14,733.00)
<b>Total 2022 Special Assessment</b>	11,187.00
2013 · Accrued Expenses	3,441.00
2035 · Note Payable-IPFS/Insurance	121,001.04
<b>Total Other Current Liabilities</b>	135,629.04
<b>Total Current Liabilities</b>	135,829.04
<b>Total Liabilities</b>	135,829.04
Equity	
3525.01 · Capital Assets	73,893.86
3600 · Beg Fund Bal - Operating	37,431.24
3900 · Retained Earnings	17,403.38
Net Income	8,657.77
<b>Total Equity</b>	137,386.25
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>273,215.29</b>

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

September 2022

	Sep 22	Budget	\$ Over Bud...	Jan - Sep 22	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maintenance Fees	21,358.07	21,358.17	(0.10)	192,222.75	192,223.49	(0.74)	256,298.00
4240 · Interest Income	12.20	0.00	12.20	279.12	0.00	279.12	0.00
4280 · Misc. Income	0.00	0.00	0.00	1,038.59	0.00	1,038.59	0.00
4300 · Surplus Carry Forward	(98.83)	(98.83)	0.00	(889.51)	(889.51)	0.00	(1,186.00)
<b>Total Income</b>	<b>21,271.44</b>	<b>21,259.34</b>	<b>12.10</b>	<b>192,650.95</b>	<b>191,333.98</b>	<b>1,316.97</b>	<b>255,112.00</b>
<b>Gross Profit</b>	<b>21,271.44</b>	<b>21,259.34</b>	<b>12.10</b>	<b>192,650.95</b>	<b>191,333.98</b>	<b>1,316.97</b>	<b>255,112.00</b>
<b>Expense</b>							
5010 · Legal Fees	495.32	166.67	328.65	712.32	1,499.99	(787.67)	2,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	187.51	62.49	250.00
5020 · Management Fees	1,081.50	1,081.50	0.00	9,733.50	9,733.50	0.00	12,978.00
5100 · Administrative	55.35	191.67	(136.32)	1,413.34	1,724.99	(311.65)	2,300.00
5200 · Insurance	13,507.12	12,611.50	895.62	111,353.89	113,503.50	(2,149.61)	151,338.00
5201 · Insurance Appraisal	0.00	50.00	(50.00)	600.00	450.00	150.00	600.00
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)	461.60	392.26	69.34	523.00
6000 · Maintenance/Repairs General	0.00	166.67	(166.67)	1,964.73	1,499.99	464.74	2,000.00
6040 · Pest Control - Interior	0.00	245.00	(245.00)	2,038.50	2,205.00	(166.50)	2,940.00
6041 · Rodent Control	44.00	43.33	0.67	837.00	390.01	446.99	520.00
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/Sup...	0.00	100.00	(100.00)	1,117.89	900.00	217.89	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)	560.00	750.01	(190.01)	1,000.00
6100.06 · Common Area Mulch	0.00	104.17	(104.17)	239.00	937.49	(698.49)	1,250.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	0.00	525.01	(525.01)	700.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	1,345.00	2,250.00	(905.00)	3,000.00
6101.01 · Tree Replacement	0.00	125.00	(125.00)	0.00	1,125.00	(1,125.00)	1,500.00
6200.01 · Pool Contract/Repairs	350.00	383.33	(33.33)	3,626.73	3,450.01	176.72	4,600.00
6200.03 · Pool Heater Contract	0.00	30.83	(30.83)	0.00	277.51	(277.51)	370.00
6200.05 · Pool Cabana Cleaning	200.00	195.00	5.00	1,950.00	1,755.00	195.00	2,340.00
6200.06 · Pool Pavers	0.00	341.67	(341.67)	4,542.47	3,074.99	1,467.48	4,100.00
6200.07 · Grass Strips	0.00	250.00	(250.00)	0.00	2,250.00	(2,250.00)	3,000.00
7100 · Water/Sewer	77.95	112.33	(34.38)	3,088.94	1,011.01	2,077.93	1,348.00
7200 · Electricity	336.80	395.00	(58.20)	4,279.66	3,555.00	724.66	4,740.00
7700 · Interest Expense-Insurance Loan	357.59	250.00	107.59	2,621.61	2,250.00	371.61	3,000.00
7900 · Contingency	0.00	198.75	(198.75)	0.00	1,788.75	(1,788.75)	2,385.00
<b>Total Expense</b>	<b>19,946.63</b>	<b>21,259.32</b>	<b>(1,312.69)</b>	<b>183,993.18</b>	<b>191,334.04</b>	<b>(7,340.86)</b>	<b>255,112.00</b>
<b>Net Ordinary Income</b>	<b>1,324.81</b>	<b>0.02</b>	<b>1,324.79</b>	<b>8,657.77</b>	<b>(0.06)</b>	<b>8,657.83</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Interest	30.35	0.00	30.35	128.80	0.00	128.80	0.00
8530.01 · Pooled Reserves	0.00	0.00	0.00	9,737.25	9,737.25	0.00	12,983.00
<b>Total Other Income</b>	<b>30.35</b>	<b>0.00</b>	<b>30.35</b>	<b>9,866.05</b>	<b>9,737.25</b>	<b>128.80</b>	<b>12,983.00</b>
<b>Other Expense</b>							
9599.00 · Reserves Contribution Transfer	30.35	0.00	30.35	9,866.05	9,737.25	128.80	12,983.00
<b>Total Other Expense</b>	<b>30.35</b>	<b>0.00</b>	<b>30.35</b>	<b>9,866.05</b>	<b>9,737.25</b>	<b>128.80</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>1,324.81</b>	<b>0.02</b>	<b>1,324.79</b>	<b>8,657.77</b>	<b>(0.06)</b>	<b>8,657.83</b>	<b>0.00</b>