

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

12/11/22

	Nov 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>OPERATING</b>	
1011 · Centennial OP 7180	91,447.49
1011.01 · Due to/from Op	3,982.42
<b>Total OPERATING</b>	95,429.91
<b>RESERVES</b>	
1012 · Centennial MM 7199	88,480.16
1012.01 · Due to/from Res	(3,982.42)
<b>Total RESERVES</b>	84,497.74
<b>Total Checking/Savings</b>	179,927.65
<b>Accounts Receivable</b>	
<b>Receivables</b>	
1200 · Accounts Receivable	901.01
1210 · Special Assessment Receivable	360.00
<b>Total Receivables</b>	1,261.01
<b>Total Accounts Receivable</b>	1,261.01
<b>Other Current Assets</b>	
1400 · Prepaid Insurance	83,188.22
1499 · Undeposited Funds	995.78
<b>Total Other Current Assets</b>	84,184.00
<b>Total Current Assets</b>	265,372.66
<b>TOTAL ASSETS</b>	<b>265,372.66</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2001 · *Accounts Payable	9,806.56
<b>Total Accounts Payable</b>	9,806.56
<b>Other Current Liabilities</b>	
2010 · Pre-Collected Maint Fee	21,358.08
2013 · Accrued Expenses	6,882.00
2035 · Note Payable-IPFS/Insurance	90,750.78
<b>Total Other Current Liabilities</b>	118,990.86
<b>Total Current Liabilities</b>	128,797.42
<b>Total Liabilities</b>	128,797.42
<b>Equity</b>	
3525.01 · Capital Assets	84,497.74
3600 · Beg Fund Bal - Operating	55,032.28
Net Income	(2,954.78)
<b>Total Equity</b>	136,575.24
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>265,372.66</b>

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

November 2022

	Nov 22	Budget	\$ Over Bud...	Jan - Nov 22	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maintenance Fees	21,358.10	21,358.17	(0.07)	234,938.92	234,939.83	(0.91)	256,298.00
4240 · Interest Income	59.25	0.00	59.25	403.91	0.00	403.91	0.00
4280 · Misc. Income	46.75	0.00	46.75	1,225.59	0.00	1,225.59	0.00
4300 · Surplus Carry Forward	(98.83)	(98.83)	0.00	(1,087.17)	(1,087.17)	0.00	(1,186.00)
<b>Total Income</b>	<b>21,365.27</b>	<b>21,259.34</b>	<b>105.93</b>	<b>235,481.25</b>	<b>233,852.66</b>	<b>1,628.59</b>	<b>255,112.00</b>
<b>Gross Profit</b>	<b>21,365.27</b>	<b>21,259.34</b>	<b>105.93</b>	<b>235,481.25</b>	<b>233,852.66</b>	<b>1,628.59</b>	<b>255,112.00</b>
<b>Expense</b>							
5010 · Legal Fees	867.82	166.67	701.15	1,580.14	1,833.33	(253.19)	2,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	229.17	20.83	250.00
5020 · Management Fees	1,081.50	1,081.50	0.00	11,896.50	11,896.50	0.00	12,978.00
5100 · Administrative	60.54	191.67	(131.13)	1,894.03	2,108.33	(214.30)	2,300.00
5200 · Insurance	13,507.12	12,611.50	895.62	138,368.13	138,726.50	(358.37)	151,338.00
5201 · Insurance Appraisal	0.00	50.00	(50.00)	600.00	550.00	50.00	600.00
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)	461.60	479.42	(17.82)	523.00
6000 · Maintenance/Repairs General	0.00	166.67	(166.67)	2,053.60	1,833.33	220.27	2,000.00
6040 · Pest Control - Interior	1,023.75	245.00	778.75	3,062.25	2,695.00	367.25	2,940.00
6041 · Rodent Control	44.00	43.33	0.67	925.00	476.67	448.33	520.00
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/Sup...	0.00	100.00	(100.00)	1,117.89	1,100.00	17.89	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)	560.00	916.67	(356.67)	1,000.00
6100.06 · Common Area Mulch	0.00	104.17	(104.17)	239.00	1,145.83	(906.83)	1,250.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	0.00	641.67	(641.67)	700.00
6100.09 · Irrigation Repairs	410.00	250.00	160.00	1,755.00	2,750.00	(995.00)	3,000.00
6101.01 · Tree Replacement	0.00	125.00	(125.00)	0.00	1,375.00	(1,375.00)	1,500.00
6200.01 · Pool Contract/Repairs	335.00	383.33	(48.33)	4,471.73	4,216.67	255.06	4,600.00
6200.03 · Pool Heater Contract	0.00	30.83	(30.83)	370.00	339.17	30.83	370.00
6200.05 · Pool Cabana Cleaning	200.00	195.00	5.00	2,400.00	2,145.00	255.00	2,340.00
6200.06 · Pool Pavers	0.00	341.67	(341.67)	4,542.47	3,758.33	784.14	4,100.00
6200.07 · Grass Strips	0.00	250.00	(250.00)	0.00	2,750.00	(2,750.00)	3,000.00
7100 · Water/Sewer	73.10	112.33	(39.23)	3,243.70	1,235.67	2,008.03	1,348.00
7200 · Electricity	305.55	395.00	(89.45)	5,014.08	4,345.00	669.08	4,740.00
7700 · Interest Expense-Insurance Loan	357.58	250.00	107.58	3,336.77	2,750.00	586.77	3,000.00
7900 · Contingency	0.00	198.75	(198.75)	0.00	2,186.25	(2,186.25)	2,385.00
7950.01 · Hurricane Damages - Trees	0.00	0.00	0.00	2,400.00	0.00	2,400.00	0.00
7950.02 · Hurricane Damages - Roof R...	0.00	0.00	0.00	1,350.00	0.00	1,350.00	0.00
7950.03 · Hurricane Damages - Drywall	160.14	0.00	160.14	160.14	0.00	160.14	0.00
7950.04 · Hurricane Debris Removal	8,245.00	0.00	8,245.00	8,245.00	0.00	8,245.00	0.00
<b>Total Expense</b>	<b>30,112.10</b>	<b>21,259.32</b>	<b>8,852.78</b>	<b>238,436.03</b>	<b>233,852.68</b>	<b>4,583.35</b>	<b>255,112.00</b>
<b>Net Ordinary Income</b>	<b>(8,746.83)</b>	<b>0.02</b>	<b>(8,746.85)</b>	<b>(2,954.78)</b>	<b>(0.02)</b>	<b>(2,954.76)</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Interest	95.65	0.00	95.65	282.35	0.00	282.35	0.00
8530.01 · Pooled Reserves	0.00	0.00	0.00	12,983.00	12,983.00	0.00	12,983.00
<b>Total Other Income</b>	<b>95.65</b>	<b>0.00</b>	<b>95.65</b>	<b>13,265.35</b>	<b>12,983.00</b>	<b>282.35</b>	<b>12,983.00</b>
<b>Other Expense</b>							
9599.00 · Reserves Contribution Transfer	95.65	0.00	95.65	13,265.35	12,983.00	282.35	12,983.00
<b>Total Other Expense</b>	<b>95.65</b>	<b>0.00</b>	<b>95.65</b>	<b>13,265.35</b>	<b>12,983.00</b>	<b>282.35</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>(8,746.83)</b>	<b>0.02</b>	<b>(8,746.85)</b>	<b>(2,954.78)</b>	<b>(0.02)</b>	<b>(2,954.76)</b>	<b>0.00</b>