

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

01/06/23

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1011 · Centennial OP 7180	97,707.24
1011.01 · Due to/from Op	(34,975.00)
Total OPERATING	62,732.24
RESERVES	
1012 · Centennial MM 7199	47,041.73
1012.01 · Due to/from Res	34,975.00
Total RESERVES	82,016.73
Total Checking/Savings	144,748.97
Accounts Receivable	
Receivables	
1200 · Accounts Receivable	(36,695.93)
Total Receivables	(36,695.93)
Total Accounts Receivable	(36,695.93)
Other Current Assets	
1400 · Prepaid Insurance	69,323.51
1420 · Prepaid Expenses	288.00
Total Other Current Assets	69,611.51
Total Current Assets	177,664.55
TOTAL ASSETS	177,664.55
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	11,618.07
Total Accounts Payable	11,618.07
Other Current Liabilities	
2035 · Note Payable-IPFS/Insurance	75,625.65
Total Other Current Liabilities	75,625.65
Total Current Liabilities	87,243.72
Total Liabilities	87,243.72
Equity	
3525.01 · Capital Assets	82,016.73
3600 · Beg Fund Bal - Operating	55,131.11
Net Income	(46,727.01)
Total Equity	90,420.83
TOTAL LIABILITIES & EQUITY	177,664.55

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

December 2022

	Dec 22	Budget	\$ Over Bud...	Jan - Dec 22	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	21,359.08	21,358.17	0.91	256,298.00	256,298.00	0.00	256,298.00
4240 · Interest Income	21.02	0.00	21.02	424.93	0.00	424.93	0.00
4280 · Misc. Income	99.00	0.00	99.00	1,324.59	0.00	1,324.59	0.00
4300 · Surplus Carry Forward	(98.83)	(98.83)	0.00	(1,186.00)	(1,186.00)	0.00	(1,186.00)
Total Income	21,380.27	21,259.34	120.93	256,861.52	255,112.00	1,749.52	255,112.00
Gross Profit	21,380.27	21,259.34	120.93	256,861.52	255,112.00	1,749.52	255,112.00
Expense							
5010 · Legal Fees	(898.14)	166.67	(1,064.81)	682.00	2,000.00	(1,318.00)	2,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	250.00	0.00	250.00
5020 · Management Fees	1,081.50	1,081.50	0.00	12,978.00	12,978.00	0.00	12,978.00
5100 · Administrative	419.60	191.67	227.93	2,313.63	2,300.00	13.63	2,300.00
5200 · Insurance	13,507.13	12,611.50	895.63	151,875.26	151,338.00	537.26	151,338.00
5200.02 · Insurance Deductible-Roof R...	37,515.00	0.00	37,515.00	37,515.00	0.00	37,515.00	0.00
5200.05 · LOC Bank Commitment Fee	1,250.00	0.00	1,250.00	1,250.00	0.00	1,250.00	0.00
5201 · Insurance Appraisal	0.00	50.00	(50.00)	600.00	600.00	0.00	600.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	288.00	0.00	288.00
5310 · Licenses/Fees	0.00	43.58	(43.58)	461.60	523.00	(61.40)	523.00
6000 · Maintenance/Repairs General	0.00	166.67	(166.67)	2,053.60	2,000.00	53.60	2,000.00
6040 · Pest Control - Interior	0.00	245.00	(245.00)	3,062.25	2,940.00	122.25	2,940.00
6041 · Rodent Control	44.00	43.33	0.67	969.00	520.00	449.00	520.00
6100.01 · Lawn\Shrub\Irrigation Contract	3,441.00	3,441.00	0.00	41,292.00	41,292.00	0.00	41,292.00
6100.03 · Landscape Replacement/Sup...	700.00	100.00	600.00	1,817.89	1,200.00	617.89	1,200.00
6100.04 · Palm Trees over 15'	200.00	295.83	(95.83)	200.00	3,550.00	(3,350.00)	3,550.00
6100.05 · Misc.Tree Trimming	3,865.00	83.33	3,781.67	4,425.00	1,000.00	3,425.00	1,000.00
6100.06 · Common Area Mulch	0.00	104.17	(104.17)	239.00	1,250.00	(1,011.00)	1,250.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	0.00	700.00	(700.00)	700.00
6100.09 · Irrigation Repairs	225.00	250.00	(25.00)	1,980.00	3,000.00	(1,020.00)	3,000.00
6101.01 · Tree Replacement	0.00	125.00	(125.00)	0.00	1,500.00	(1,500.00)	1,500.00
6200.01 · Pool Contract/Repairs	635.00	383.33	251.67	5,106.73	4,600.00	506.73	4,600.00
6200.03 · Pool Heater Contract	0.00	30.83	(30.83)	370.00	370.00	0.00	370.00
6200.05 · Pool Cabana Cleaning	216.07	195.00	21.07	2,616.07	2,340.00	276.07	2,340.00
6200.06 · Pool Pavers	0.00	341.67	(341.67)	4,542.47	4,100.00	442.47	4,100.00
6200.07 · Grass Strips	0.00	250.00	(250.00)	0.00	3,000.00	(3,000.00)	3,000.00
7100 · Water/Sewer	75.64	112.33	(36.69)	3,319.34	1,348.00	1,971.34	1,348.00
7200 · Electricity	763.12	395.00	368.12	5,777.20	4,740.00	1,037.20	4,740.00
7700 · Interest Expense-Insurance Loan	357.58	250.00	107.58	3,694.35	3,000.00	694.35	3,000.00
7900 · Contingency	0.00	198.75	(198.75)	0.00	2,385.00	(2,385.00)	2,385.00
7950.01 · Hurricane Damages - Trees	805.00	0.00	805.00	3,205.00	0.00	3,205.00	0.00
7950.02 · Hurricane Damages - Roof R...	950.00	0.00	950.00	2,300.00	0.00	2,300.00	0.00
7950.03 · Hurricane Damages - Drywall	0.00	0.00	0.00	160.14	0.00	160.14	0.00
7950.04 · Hurricane Debris Removal	0.00	0.00	0.00	8,245.00	0.00	8,245.00	0.00
Total Expense	65,152.50	21,259.32	43,893.18	303,588.53	255,112.00	48,476.53	255,112.00
Net Ordinary Income	(43,772.23)	0.02	(43,772.25)	(46,727.01)	0.00	(46,727.01)	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	58.99	0.00	58.99	341.34	0.00	341.34	0.00
8530.01 · Pooled Reserves	0.00	0.00	0.00	12,983.00	12,983.00	0.00	12,983.00
Total Other Income	58.99	0.00	58.99	13,324.34	12,983.00	341.34	12,983.00
Other Expense							
9599.00 · Reserves Contribution Transfer	58.99	0.00	58.99	13,324.34	12,983.00	341.34	12,983.00
Total Other Expense	58.99	0.00	58.99	13,324.34	12,983.00	341.34	12,983.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	(43,772.23)	0.02	(43,772.25)	(46,727.01)	0.00	(46,727.01)	0.00