

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2023**

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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 January 31, 2023

02/14/23

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1011 · Centennial OP 7180	108,287.10
1011.01 · Due to/from Op	(37,515.00)
Total OPERATING	70,772.10
RESERVES	
1012 · Centennial MM 7199	48,876.06
1012.01 · Due to/from Res	37,515.00
Total RESERVES	86,391.06
Total Checking/Savings	157,163.16
Accounts Receivable	
Receivables	
1200 · Accounts Receivable	130.93
1210 · Special Assessment Receivable	277,848.00
Total Receivables	277,978.93
Total Accounts Receivable	277,978.93
Other Current Assets	
1400 · Prepaid Insurance	55,458.81
Total Other Current Assets	55,458.81
Total Current Assets	490,600.90
TOTAL ASSETS	490,600.90
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	6,966.80
Total Accounts Payable	6,966.80
Other Current Liabilities	
2110 · 2023 S/A Hurricane Damage	
2110.01 · 2023 S/A Hurricane - Income	277,848.00
Total 2110 · 2023 S/A Hurricane Damage	277,848.00
2010 · Pre-Collected Maint Fee	51,021.45
2035 · Note Payable-IPFS/Insurance	60,500.52
Total Other Current Liabilities	389,369.97
Total Current Liabilities	396,336.77
Total Liabilities	396,336.77
Equity	
3525.01 · Capital Assets	86,391.06
3600 · Beg Fund Bal - Operating	55,131.11
3900 · Retained Earnings	(46,727.01)
Net Income	(531.03)
Total Equity	94,264.13
TOTAL LIABILITIES & EQUITY	490,600.90

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

January 2023

	Jan 23	Budget	\$ Over Bud...	Jan 23	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	25,509.50	25,509.50	0.00	25,509.50	25,509.50	0.00	306,114.00
4240 · Interest Income	94.20	0.00	94.20	94.20	0.00	94.20	0.00
4280 · Misc. Income	324.60	0.00	324.60	324.60	0.00	324.60	0.00
Total Income	25,928.30	25,509.50	418.80	25,928.30	25,509.50	418.80	306,114.00
Gross Profit	25,928.30	25,509.50	418.80	25,928.30	25,509.50	418.80	306,114.00
Expense							
5010 · Legal Fees	775.00	250.00	525.00	775.00	250.00	525.00	3,000.00
5011 · Accounting	0.00	22.91	(22.91)	0.00	22.91	(22.91)	275.00
5020 · Management Fees	1,135.50	1,135.50	0.00	1,135.50	1,135.50	0.00	13,626.00
5100 · Administrative	216.22	191.66	24.56	216.22	191.66	24.56	2,300.00
5200 · Insurance	13,507.12	15,870.75	(2,363.63)	13,507.12	15,870.75	(2,363.63)	190,449.00
5200.04 · Line of Credit Interest	0.00	1,458.34	(1,458.34)	0.00	1,458.34	(1,458.34)	17,500.00
5201 · Insurance Appraisal	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00
5300 · Division Fees	288.00	24.00	264.00	288.00	24.00	264.00	288.00
5310 · Licenses/Fees	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00
6000 · Maintenance/Repairs General	115.06	166.66	(51.60)	115.06	166.66	(51.60)	2,000.00
6040 · Pest Control - Interior	0.00	256.66	(256.66)	0.00	256.66	(256.66)	3,080.00
6041 · Rodent Control	44.00	44.00	0.00	44.00	44.00	0.00	528.00
6100.01 · Lawn\Shrub\Irrigation Contract	3,578.00	3,578.66	(0.66)	3,578.00	3,578.66	(0.66)	42,944.00
6100.03 · Landscape Replacement/Sup...	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
6100.04 · Palm Trees over 15'	0.00	200.00	(200.00)	0.00	200.00	(200.00)	2,400.00
6100.05 · Misc.Tree Trimming	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
6100.06 · Common Area Mulch	2,016.00	108.34	1,907.66	2,016.00	108.34	1,907.66	1,300.00
6100.07 · Repair Lamp Poles	0.00	58.34	(58.34)	0.00	58.34	(58.34)	700.00
6100.09 · Irrigation Repairs	305.00	208.34	96.66	305.00	208.34	96.66	2,500.00
6200.01 · Pool Contract/Repairs	310.00	383.34	(73.34)	310.00	383.34	(73.34)	4,600.00
6200.03 · Pool Heater Contract	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00
6200.05 · Pool Cabana Cleaning	250.00	216.66	33.34	250.00	216.66	33.34	2,600.00
6200.06 · Pool Pavers	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
7100 · Water/Sewer	102.40	128.75	(26.35)	102.40	128.75	(26.35)	1,545.00
7200 · Electricity	859.45	489.09	370.36	859.45	489.09	370.36	5,869.00
7700 · Interest Expense-Insurance Loan	357.58	317.50	40.08	357.58	317.50	40.08	3,810.00
7950.03 · Hurricane Damages - Drywall	2,600.00	0.00	2,600.00	2,600.00	0.00	2,600.00	0.00
Total Expense	26,459.33	25,509.50	949.83	26,459.33	25,509.50	949.83	306,114.00
Net Ordinary Income	(531.03)	0.00	(531.03)	(531.03)	0.00	(531.03)	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	49.28	0.00	49.28	49.28	0.00	49.28	0.00
8530.01 · Pooled Reserves	4,325.05	4,325.05	0.00	4,325.05	4,325.05	0.00	17,300.20
Total Other Income	4,374.33	4,325.05	49.28	4,374.33	4,325.05	49.28	17,300.20
Other Expense							
9599.00 · Reserves Contribution Transfer	4,374.33	4,325.05	49.28	4,374.33	4,325.05	49.28	17,300.20
Total Other Expense	4,374.33	4,325.05	49.28	4,374.33	4,325.05	49.28	17,300.20
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	(531.03)	0.00	(531.03)	(531.03)	0.00	(531.03)	0.00