

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 2023**

TABLE OF CONTENTS:

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 February 28, 2023

03/14/23

	Feb 28, 23
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1011 · Centennial OP 7180	158,151.73
Total OPERATING	158,151.73
RESERVES	
1012 · Centennial MM 7199	86,453.53
Total RESERVES	86,453.53
Total Checking/Savings	244,605.26
Accounts Receivable	
Receivables	
1200 · Accounts Receivable	(1,233.40)
1210 · Special Assessment Receivable	200,597.50
Total Receivables	199,364.10
Total Accounts Receivable	199,364.10
Other Current Assets	
1400 · Prepaid Insurance	41,676.80
Total Other Current Assets	41,676.80
Total Current Assets	485,646.16
TOTAL ASSETS	485,646.16
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	4,978.63
Total Accounts Payable	4,978.63
Other Current Liabilities	
2110 · 2023 S/A Hurricane Damage	101,266.98
2010 · Pre-Collected Maint Fee	25,511.95
2035 · Note Payable-IPFS/Insurance	45,375.39
2045 · Line of Credit Payable	176,581.02
Total Other Current Liabilities	348,735.34
Total Current Liabilities	353,713.97
Total Liabilities	353,713.97
Equity	
3525.01 · Capital Assets	86,453.53
3600 · Beg Fund Bal - Operating	55,131.11
3900 · Retained Earnings	(46,727.01)
3901 · Prior Year Adjustment	37,515.00
Net Income	(440.44)
Total Equity	131,932.19
TOTAL LIABILITIES & EQUITY	485,646.16

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

03/14/23

February 2023

	Feb 23	Budget	\$ Over Bud...	Jan - Feb 23	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	25,509.50	25,509.50	0.00	51,019.00	51,019.00	0.00	306,114.00
4240 · Interest Income	55.93	0.00	55.93	150.13	0.00	150.13	0.00
4280 · Misc. Income	100.00	0.00	100.00	424.60	0.00	424.60	0.00
Total Income	<u>25,665.43</u>	<u>25,509.50</u>	<u>155.93</u>	<u>51,593.73</u>	<u>51,019.00</u>	<u>574.73</u>	<u>306,114.00</u>
Gross Profit	25,665.43	25,509.50	155.93	51,593.73	51,019.00	574.73	306,114.00
Expense							
5010 · Legal Fees	0.00	250.00	(250.00)	775.00	500.00	275.00	3,000.00
5011 · Accounting	275.00	22.92	252.08	275.00	45.83	229.17	275.00
5020 · Management Fees	1,135.50	1,135.50	0.00	2,271.00	2,271.00	0.00	13,626.00
5100 · Administrative	601.70	191.67	410.03	817.92	383.33	434.59	2,300.00
5200 · Insurance	13,534.68	15,870.75	(2,336.07)	27,041.80	31,741.50	(4,699.70)	190,449.00
5200.04 · Line of Credit Interest	0.00	1,458.33	(1,458.33)	0.00	2,916.67	(2,916.67)	17,500.00
5200.05 · LOC Bank Charges	1,279.00	0.00	1,279.00	1,279.00	0.00	1,279.00	0.00
5201 · Insurance Appraisal	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	48.00	240.00	288.00
5310 · Licenses/Fees	0.00	41.67	(41.67)	0.00	83.33	(83.33)	500.00
6000 · Maintenance/Repairs General	530.72	166.67	364.05	645.78	333.33	312.45	2,000.00
6040 · Pest Control - Interior	519.75	256.67	263.08	519.75	513.33	6.42	3,080.00
6041 · Rodent Control	44.00	44.00	0.00	88.00	88.00	0.00	528.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,578.00	3,578.67	(0.67)	7,156.00	7,157.33	(1.33)	42,944.00
6100.03 · Landscape Replacement/Sup...	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00
6100.04 · Palm Trees over 15'	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	166.67	(166.67)	1,000.00
6100.06 · Common Area Mulch	0.00	108.33	(108.33)	2,016.00	216.67	1,799.33	1,300.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	0.00	116.67	(116.67)	700.00
6100.09 · Irrigation Repairs	0.00	208.33	(208.33)	305.00	416.67	(111.67)	2,500.00
6200.01 · Pool Contract/Repairs	630.63	383.33	247.30	940.63	766.67	173.96	4,600.00
6200.03 · Pool Heater Contract	0.00	41.67	(41.67)	0.00	83.33	(83.33)	500.00
6200.05 · Pool Cabana Cleaning	200.00	216.67	(16.67)	450.00	433.33	16.67	2,600.00
6200.06 · Pool Pavers	0.00	83.33	(83.33)	0.00	166.67	(166.67)	1,000.00
7100 · Water/Sewer	119.81	128.75	(8.94)	222.21	257.50	(35.29)	1,545.00
7200 · Electricity	768.47	489.08	279.39	1,627.92	978.17	649.75	5,869.00
7700 · Interest Expense-Insurance Loan	357.58	317.50	40.08	715.16	635.00	80.16	3,810.00
7950.03 · Hurricane Damages - Drywall	0.00	0.00	0.00	2,600.00	0.00	2,600.00	0.00
7950.04 · Hurricane Debris Removal	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00
Total Expense	<u>25,574.84</u>	<u>25,509.50</u>	<u>65.34</u>	<u>52,034.17</u>	<u>51,019.00</u>	<u>1,015.17</u>	<u>306,114.00</u>
Net Ordinary Income	90.59	0.00	90.59	(440.44)	0.00	(440.44)	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	62.47	0.00	62.47	111.75	0.00	111.75	0.00
8530.01 · Pooled Reserves	0.00	0.00	0.00	4,325.05	4,325.05	0.00	17,300.20
Total Other Income	<u>62.47</u>	<u>0.00</u>	<u>62.47</u>	<u>4,436.80</u>	<u>4,325.05</u>	<u>111.75</u>	<u>17,300.20</u>
Other Expense							
9599.00 · Reserves Contribution Transfer	62.47	0.00	62.47	4,436.80	4,325.05	111.75	17,300.20
Total Other Expense	<u>62.47</u>	<u>0.00</u>	<u>62.47</u>	<u>4,436.80</u>	<u>4,325.05</u>	<u>111.75</u>	<u>17,300.20</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>90.59</u></u>	<u><u>0.00</u></u>	<u><u>90.59</u></u>	<u><u>(440.44)</u></u>	<u><u>0.00</u></u>	<u><u>(440.44)</u></u>	<u><u>0.00</u></u>