

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

04/05/23

	Mar 31, 23
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1011 · Centennial OP 7180	267,634.87
Total OPERATING	267,634.87
RESERVES	
1012 · Centennial MM 7199	86,582.03
Total RESERVES	86,582.03
Total Checking/Savings	354,216.90
Accounts Receivable	
Receivables	
1200 · Accounts Receivable	(42,352.43)
1210 · Special Assessment Receivable	106,052.00
Total Receivables	63,699.57
Total Accounts Receivable	63,699.57
Other Current Assets	
1400 · Prepaid Insurance	27,784.53
Total Other Current Assets	27,784.53
Total Current Assets	445,701.00
TOTAL ASSETS	445,701.00
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	4,291.76
Total Accounts Payable	4,291.76
Other Current Liabilities	
2110 · 2023 S/A Hurricane Damage	
2110.01 · 2023 S/A Hurricane - Income	277,848.00
2110.02 · 2023 S/A Hurricane - Expenses	(176,581.02)
Total 2110 · 2023 S/A Hurricane Damage	101,266.98
2035 · Note Payable-IPFS/Insurance	30,250.26
2045 · Line of Credit Payable	176,581.02
Total Other Current Liabilities	308,098.26
Total Current Liabilities	312,390.02
Total Liabilities	312,390.02
Equity	
3525.01 · Capital Assets	86,582.03
3600 · Beg Fund Bal - Operating	8,404.10
3901 · Prior Year Adjustment	37,515.00
Net Income	809.85
Total Equity	133,310.98
TOTAL LIABILITIES & EQUITY	445,701.00

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

04/05/23

March 2023

	Mar 23	Budget	\$ Over Bud...	Jan - Mar 23	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	25,509.50	25,509.50	0.00	76,528.50	76,528.50	0.00	306,114.00
4240 · Interest Income	46.83	0.00	46.83	196.96	0.00	196.96	0.00
4280 · Misc. Income	27.45	0.00	27.45	452.05	0.00	452.05	0.00
Total Income	25,583.78	25,509.50	74.28	77,177.51	76,528.50	649.01	306,114.00
Gross Profit	25,583.78	25,509.50	74.28	77,177.51	76,528.50	649.01	306,114.00
Expense							
5010 · Legal Fees	1,961.00	250.00	1,711.00	2,736.00	750.00	1,986.00	3,000.00
5011 · Accounting	0.00	22.92	(22.92)	275.00	68.75	206.25	275.00
5020 · Management Fees	1,135.50	1,135.50	0.00	3,406.50	3,406.50	0.00	13,626.00
5100 · Administrative	468.17	191.67	276.50	1,289.09	575.00	714.09	2,300.00
5200 · Insurance	13,534.68	15,870.75	(2,336.07)	40,576.48	47,612.25	(7,035.77)	190,449.00
5200.04 · Line of Credit Interest	867.69	1,458.33	(590.64)	867.69	4,375.00	(3,507.31)	17,500.00
5200.05 · LOC Bank Charges	0.00	0.00	0.00	1,279.00	0.00	1,279.00	0.00
5201 · Insurance Appraisal	0.00	50.00	(50.00)	0.00	150.00	(150.00)	600.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	72.00	216.00	288.00
5310 · Licenses/Fees	0.00	41.67	(41.67)	0.00	125.00	(125.00)	500.00
6000 · Maintenance/Repairs General	398.76	166.67	232.09	1,044.54	500.00	544.54	2,000.00
6040 · Pest Control - Interior	504.00	256.67	247.33	1,023.75	770.00	253.75	3,080.00
6041 · Rodent Control	44.00	44.00	0.00	132.00	132.00	0.00	528.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,578.00	3,578.67	(0.67)	10,734.00	10,736.00	(2.00)	42,944.00
6100.03 · Landscape Replacement/Sup...	0.00	100.00	(100.00)	0.00	300.00	(300.00)	1,200.00
6100.04 · Palm Trees over 15'	0.00	200.00	(200.00)	0.00	600.00	(600.00)	2,400.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	250.00	(250.00)	1,000.00
6100.06 · Common Area Mulch	0.00	108.33	(108.33)	2,016.00	325.00	1,691.00	1,300.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	0.00	175.00	(175.00)	700.00
6100.09 · Irrigation Repairs	0.00	208.33	(208.33)	305.00	625.00	(320.00)	2,500.00
6200.01 · Pool Contract/Repairs	425.00	383.33	41.67	1,365.63	1,150.00	215.63	4,600.00
6200.03 · Pool Heater Contract	0.00	41.67	(41.67)	0.00	125.00	(125.00)	500.00
6200.05 · Pool Cabana Cleaning	200.00	216.67	(16.67)	650.00	650.00	0.00	2,600.00
6200.06 · Pool Pavers	0.00	83.33	(83.33)	0.00	250.00	(250.00)	1,000.00
7100 · Water/Sewer	129.16	128.75	0.41	351.37	386.25	(34.88)	1,545.00
7200 · Electricity	726.94	489.08	237.86	2,354.86	1,467.25	887.61	5,869.00
7700 · Interest Expense-Insurance Loan	357.59	317.50	40.09	1,072.75	952.50	120.25	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	0.00	0.00	0.00	2,000.00	0.00	2,000.00	0.00
Total Expense	24,330.49	25,509.50	(1,179.01)	76,367.66	76,528.50	(160.84)	306,114.00
Net Ordinary Income	1,253.29	0.00	1,253.29	809.85	0.00	809.85	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	128.50	0.00	128.50	240.25	0.00	240.25	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	128.50	0.00	128.50	4,565.30	4,325.05	240.25	17,300.20
Other Expense							
9599.00 · Reserves Contribution Transfer	128.50	0.00	128.50	4,565.30	4,325.05	240.25	17,300.20
Total Other Expense	128.50	0.00	128.50	4,565.30	4,325.05	240.25	17,300.20
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	1,253.29	0.00	1,253.29	809.85	0.00	809.85	0.00