

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
April 30, 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 April 30, 2023

05/02/23

	Apr 30, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
<b>OPERATING</b>	
1011 · Centennial OP 7180	111,795.28
1011.01 · Due to/from Op	530.72
<b>Total OPERATING</b>	112,326.00
<b>RESERVES</b>	
1012 · Centennial MM 7199	91,033.90
1012.01 · Due to/from Res	(530.72)
<b>Total RESERVES</b>	90,503.18
<b>Total Checking/Savings</b>	202,829.18
Accounts Receivable	
Receivables	
1200 · Accounts Receivable	(183.23)
1210 · Special Assessment Receivable	94,475.00
<b>Total Receivables</b>	94,291.77
<b>Total Accounts Receivable</b>	94,291.77
Other Current Assets	
1400 · Prepaid Insurance	13,892.26
<b>Total Other Current Assets</b>	13,892.26
<b>Total Current Assets</b>	311,013.21
<b>TOTAL ASSETS</b>	<b>311,013.21</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	7,396.50
<b>Total Accounts Payable</b>	7,396.50
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	(190,433.88)
<b>Total 2110 · 2023 S/A Hurricane Damage</b>	87,414.12
2010 · Pre-Collected Maint Fee	51,021.45
2035 · Note Payable-IPFS/Insurance	15,125.13
2045 · Line of Credit Payable	13,852.86
<b>Total Other Current Liabilities</b>	167,413.56
<b>Total Current Liabilities</b>	174,810.06
<b>Total Liabilities</b>	174,810.06
Equity	
3525.01 · Capital Assets	90,503.18
3600 · Beg Fund Bal - Operating	8,404.10
3901 · Prior Year Adjustment	37,515.00
Net Income	(219.13)
<b>Total Equity</b>	136,203.15
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>311,013.21</b>

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

April 2023

	Apr 23	Budget	\$ Over Bud...	Jan - Apr 23	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maintenance Fees	25,509.50	25,509.50	0.00	102,038.00	102,038.00	0.00	306,114.00
4240 · Interest Income	54.73	0.00	54.73	251.69	0.00	251.69	0.00
4280 · Misc. Income	112.30	0.00	112.30	564.35	0.00	564.35	0.00
<b>Total Income</b>	<u>25,676.53</u>	<u>25,509.50</u>	<u>167.03</u>	<u>102,854.04</u>	<u>102,038.00</u>	<u>816.04</u>	<u>306,114.00</u>
<b>Gross Profit</b>	25,676.53	25,509.50	167.03	102,854.04	102,038.00	816.04	306,114.00
<b>Expense</b>							
5010 · Legal Fees	8.75	250.00	(241.25)	2,744.75	1,000.00	1,744.75	3,000.00
5011 · Accounting	0.00	22.91	(22.91)	275.00	91.66	183.34	275.00
5020 · Management Fees	1,135.50	1,135.50	0.00	4,542.00	4,542.00	0.00	13,626.00
5100 · Administrative	101.30	191.66	(90.36)	1,390.39	766.66	623.73	2,300.00
5200 · Insurance	13,534.68	15,870.75	(2,336.07)	54,111.16	63,483.00	(9,371.84)	190,449.00
5200.04 · Line of Credit Interest	1,285.12	1,458.34	(173.22)	2,152.81	5,833.34	(3,680.53)	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	600.00	50.00	550.00	600.00	200.00	400.00	600.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	96.00	192.00	288.00
5310 · Licenses/Fees	61.25	41.66	19.59	61.25	166.66	(105.41)	500.00
6000 · Maintenance/Repairs General	(103.79)	166.66	(270.45)	940.75	666.66	274.09	2,000.00
6040 · Pest Control - Interior	0.00	256.66	(256.66)	1,023.75	1,026.66	(2.91)	3,080.00
6041 · Rodent Control	44.00	44.00	0.00	176.00	176.00	0.00	528.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,578.00	3,578.66	(0.66)	14,312.00	14,314.66	(2.66)	42,944.00
6100.03 · Landscape Replacement/Sup...	2,442.29	100.00	2,342.29	2,442.29	400.00	2,042.29	1,200.00
6100.04 · Palm Trees over 15'	0.00	200.00	(200.00)	0.00	800.00	(800.00)	2,400.00
6100.05 · Misc.Tree Trimming	0.00	83.34	(83.34)	0.00	333.34	(333.34)	1,000.00
6100.06 · Common Area Mulch	0.00	108.34	(108.34)	2,016.00	433.34	1,582.66	1,300.00
6100.07 · Repair Lamp Poles	0.00	58.34	(58.34)	0.00	233.34	(233.34)	700.00
6100.09 · Irrigation Repairs	1,200.00	208.34	991.66	1,505.00	833.34	671.66	2,500.00
6101.01 · Tree Replacement	250.00	0.00	250.00	250.00	0.00	250.00	0.00
6200.01 · Pool Contract/Repairs	580.00	383.34	196.66	1,945.63	1,533.34	412.29	4,600.00
6200.03 · Pool Heater Contract	0.00	41.66	(41.66)	0.00	166.66	(166.66)	500.00
6200.05 · Pool Cabana Cleaning	200.00	216.66	(16.66)	850.00	866.66	(16.66)	2,600.00
6200.06 · Pool Pavers	350.00	83.34	266.66	350.00	333.34	16.66	1,000.00
7100 · Water/Sewer	105.08	128.75	(23.67)	456.45	515.00	(58.55)	1,545.00
7200 · Electricity	600.74	489.09	111.65	2,955.60	1,956.34	999.26	5,869.00
7700 · Interest Expense-Insurance Loan	357.59	317.50	40.09	1,430.34	1,270.00	160.34	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	375.00	0.00	375.00	2,375.00	0.00	2,375.00	0.00
<b>Total Expense</b>	<u>26,705.51</u>	<u>25,509.50</u>	<u>1,196.01</u>	<u>103,073.17</u>	<u>102,038.00</u>	<u>1,035.17</u>	<u>306,114.00</u>
<b>Net Ordinary Income</b>	(1,028.98)	0.00	(1,028.98)	(219.13)	0.00	(219.13)	0.00
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Interest	126.82	0.00	126.82	367.07	0.00	367.07	0.00
8530.01 · Pooled Reserves	4,325.05	4,325.05	0.00	8,650.10	8,650.10	0.00	17,300.20
<b>Total Other Income</b>	<u>4,451.87</u>	<u>4,325.05</u>	<u>126.82</u>	<u>9,017.17</u>	<u>8,650.10</u>	<u>367.07</u>	<u>17,300.20</u>
<b>Other Expense</b>							
9599.00 · Reserves Contribution Transfer	4,451.87	4,325.05	126.82	9,017.17	8,650.10	367.07	17,300.20
<b>Total Other Expense</b>	<u>4,451.87</u>	<u>4,325.05</u>	<u>126.82</u>	<u>9,017.17</u>	<u>8,650.10</u>	<u>367.07</u>	<u>17,300.20</u>
<b>Net Other Income</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Net Income</b>	<u>(1,028.98)</u>	<u>0.00</u>	<u>(1,028.98)</u>	<u>(219.13)</u>	<u>0.00</u>	<u>(219.13)</u>	<u>0.00</u>