

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

06/05/23

	May 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>OPERATING</b>	
1011 · Centennial OP 7180	133,840.53
<b>Total OPERATING</b>	133,840.53
<b>RESERVES</b>	
1012 · Centennial MM 7199	88,781.10
<b>Total RESERVES</b>	88,781.10
<b>Total Checking/Savings</b>	222,621.63
<b>Accounts Receivable</b>	
<b>Receivables</b>	
1200 · Accounts Receivable	(5,153.13)
1210 · Special Assessment Receivable	52,096.50
<b>Total Receivables</b>	46,943.37
<b>Total Accounts Receivable</b>	46,943.37
<b>Total Current Assets</b>	269,565.00
<b>TOTAL ASSETS</b>	<b>269,565.00</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2001 · *Accounts Payable	4,338.35
<b>Total Accounts Payable</b>	4,338.35
<b>Other Current Liabilities</b>	
2110 · 2023 S/A Hurricane Damage	
2110.01 · 2023 S/A Hurricane - Income	277,848.00
2110.02 · 2023 S/A Hurricane - Expenses	(198,933.88)
<b>Total 2110 · 2023 S/A Hurricane Damage</b>	78,914.12
2010 · Pre-Collected Maint Fee	25,511.95
2045 · Line of Credit Payable	22,352.86
<b>Total Other Current Liabilities</b>	126,778.93
<b>Total Current Liabilities</b>	131,117.28
<b>Total Liabilities</b>	131,117.28
<b>Equity</b>	
3525.01 · Capital Assets	88,781.10
3600 · Beg Fund Bal - Operating	8,404.10
3901 · Prior Year Adjustment	37,515.00
Net Income	3,747.52
<b>Total Equity</b>	138,447.72
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>269,565.00</b>

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

May 2023

	May 23	Budget	\$ Over Bud...	Jan - May 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	127,547.50	127,547.50	0.00	306,114.00
4240 · Interest Income	60.24	0.00	60.24	311.93	0.00	311.93	0.00
4280 · Misc. Income	0.00	0.00	0.00	564.35	0.00	564.35	0.00
<b>Total Income</b>	<b>25,569.74</b>	<b>25,509.50</b>	<b>60.24</b>	<b>128,423.78</b>	<b>127,547.50</b>	<b>876.28</b>	<b>306,114.00</b>
<b>Gross Profit</b>	<b>25,569.74</b>	<b>25,509.50</b>	<b>60.24</b>	<b>128,423.78</b>	<b>127,547.50</b>	<b>876.28</b>	<b>306,114.00</b>
<b>Expense</b>							
5010 · Legal Fees	0.00	250.00	(250.00)	2,744.75	1,250.00	1,494.75	3,000.00
5011 · Accounting	0.00	22.92	(22.92)	275.00	114.58	160.42	275.00
5020 · Management Fees	1,135.50	1,135.50	0.00	5,677.50	5,677.50	0.00	13,626.00
5100 · Administrative	94.80	191.67	(96.87)	1,485.19	958.33	526.86	2,300.00
5200 · Insurance	13,534.67	15,870.75	(2,336.08)	67,645.83	79,353.75	(11,707.92)	190,449.00
5200.04 · Line of Credit Interest	179.59	1,458.33	(1,278.74)	2,332.40	7,291.67	(4,959.27)	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)	600.00	250.00	350.00	600.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	120.00	168.00	288.00
5310 · Licenses/Fees	425.35	41.67	383.68	486.60	208.33	278.27	500.00
6000 · Maintenance/Repairs General	116.77	166.67	(49.90)	1,057.52	833.33	224.19	2,000.00
6040 · Pest Control - Interior	519.75	256.67	263.08	1,543.50	1,283.33	260.17	3,080.00
6041 · Rodent Control	44.00	44.00	0.00	220.00	220.00	0.00	528.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,578.00	3,578.67	(0.67)	17,890.00	17,893.33	(3.33)	42,944.00
6100.03 · Landscape Replacement/Sup...	0.00	100.00	(100.00)	2,442.29	500.00	1,942.29	1,200.00
6100.04 · Palm Trees over 15'	0.00	200.00	(200.00)	0.00	1,000.00	(1,000.00)	2,400.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	416.67	(416.67)	1,000.00
6100.06 · Common Area Mulch	0.00	108.33	(108.33)	2,016.00	541.67	1,474.33	1,300.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	0.00	291.67	(291.67)	700.00
6100.09 · Irrigation Repairs	0.00	208.33	(208.33)	1,505.00	1,041.67	463.33	2,500.00
6101.01 · Tree Replacement	0.00	0.00	0.00	250.00	0.00	250.00	0.00
6200.01 · Pool Contract/Repairs	310.00	383.33	(73.33)	2,255.63	1,916.67	338.96	4,600.00
6200.03 · Pool Heater Contract	0.00	41.67	(41.67)	0.00	208.33	(208.33)	500.00
6200.05 · Pool Cabana Cleaning	250.00	216.67	33.33	1,100.00	1,083.33	16.67	2,600.00
6200.06 · Pool Pavers	0.00	83.33	(83.33)	350.00	416.67	(66.67)	1,000.00
7100 · Water/Sewer	170.65	128.75	41.90	627.10	643.75	(16.65)	1,545.00
7200 · Electricity	476.42	489.08	(12.66)	3,432.02	2,445.42	986.60	5,869.00
7700 · Interest Expense-Insurance Loan	357.59	317.50	40.09	1,787.93	1,587.50	200.43	3,810.00
7950.01 · Hurricane Damages - Trees	410.00	0.00	410.00	410.00	0.00	410.00	0.00
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	2,375.00	0.00	2,375.00	0.00
<b>Total Expense</b>	<b>21,603.09</b>	<b>25,509.50</b>	<b>(3,906.41)</b>	<b>124,676.26</b>	<b>127,547.50</b>	<b>(2,871.24)</b>	<b>306,114.00</b>
<b>Net Ordinary Income</b>	<b>3,966.65</b>	<b>0.00</b>	<b>3,966.65</b>	<b>3,747.52</b>	<b>0.00</b>	<b>3,747.52</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Interest	138.92	0.00	138.92	505.99	0.00	505.99	0.00
8530.01 · Pooled Reserves	0.00	0.00	0.00	8,650.10	8,650.10	0.00	17,300.20
<b>Total Other Income</b>	<b>138.92</b>	<b>0.00</b>	<b>138.92</b>	<b>9,156.09</b>	<b>8,650.10</b>	<b>505.99</b>	<b>17,300.20</b>
<b>Other Expense</b>							
9599.00 · Reserves Contribution Transfer	138.92	0.00	138.92	9,156.09	8,650.10	505.99	17,300.20
<b>Total Other Expense</b>	<b>138.92</b>	<b>0.00</b>	<b>138.92</b>	<b>9,156.09</b>	<b>8,650.10</b>	<b>505.99</b>	<b>17,300.20</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>3,966.65</b>	<b>0.00</b>	<b>3,966.65</b>	<b>3,747.52</b>	<b>0.00</b>	<b>3,747.52</b>	<b>0.00</b>