

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

07/06/23

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1011 · Centennial OP 7180	186,962.53
Total OPERATING	186,962.53
RESERVES	
1012 · Centennial MM 7199	88,916.10
Total RESERVES	88,916.10
Total Checking/Savings	275,878.63
Accounts Receivable	
Receivables	
1200 · Accounts Receivable	(41,249.09)
1210 · Special Assessment Receivable	61,648.50
Total Receivables	20,399.41
Total Accounts Receivable	20,399.41
Other Current Assets	
1400 · Prepaid Insurance	292,731.36
Total Other Current Assets	292,731.36
Total Current Assets	589,009.40
TOTAL ASSETS	589,009.40
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	10,243.00
Total Accounts Payable	10,243.00
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	(206,773.88)
Total 2110 · 2023 S/A Hurricane Damage	71,074.12
2035 · Note Payable-IPFS/Insurance	319,628.87
Total Other Current Liabilities	390,702.99
Total Current Liabilities	400,945.99
Total Liabilities	400,945.99
Equity	
3525.01 · Capital Assets	88,916.10
3600 · Beg Fund Bal - Operating	8,404.10
3901 · Prior Year Adjustment	37,515.00
Net Income	53,228.21
Total Equity	188,063.41
TOTAL LIABILITIES & EQUITY	589,009.40

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

07/06/23

June 2023

	Jun 23	Budget	\$ Over Bud...	Jan - Jun 23	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	25,509.50	25,509.50	0.00	153,057.00	153,057.00	0.00	306,114.00
4240 · Interest Income	36.41	0.00	36.41	348.34	0.00	348.34	0.00
4280 · Misc. Income	27.45	0.00	27.45	591.80	0.00	591.80	0.00
4290 · Insurance S/A Income	57,456.00	0.00	57,456.00	57,456.00	0.00	57,456.00	0.00
Total Income	83,029.36	25,509.50	57,519.86	211,453.14	153,057.00	58,396.14	306,114.00
Gross Profit	83,029.36	25,509.50	57,519.86	211,453.14	153,057.00	58,396.14	306,114.00
Expense							
5010 · Legal Fees	370.00	250.00	120.00	3,114.75	1,500.00	1,614.75	3,000.00
5011 · Accounting	0.00	22.92	(22.92)	275.00	137.50	137.50	275.00
5020 · Management Fees	1,135.50	1,135.50	0.00	6,813.00	6,813.00	0.00	13,626.00
5100 · Administrative	240.87	191.67	49.20	1,726.06	1,150.00	576.06	2,300.00
5200 · Insurance	25,835.63	15,870.75	9,964.88	93,481.46	95,224.50	(1,743.04)	190,449.00
5200.04 · Line of Credit Interest	103.23	1,458.33	(1,355.10)	2,435.63	8,750.00	(6,314.37)	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	300.00	300.00	600.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	144.00	144.00	288.00
5310 · Licenses/Fees	0.00	41.67	(41.67)	486.60	250.00	236.60	500.00
6000 · Maintenance/Repairs General	95.00	166.67	(71.67)	1,152.52	1,000.00	152.52	2,000.00
6040 · Pest Control - Interior	0.00	256.67	(256.67)	1,543.50	1,540.00	3.50	3,080.00
6041 · Rodent Control	44.00	44.00	0.00	264.00	264.00	0.00	528.00
6100.01 · Lawn\ShrubIrrigation Contract	3,578.00	3,578.67	(0.67)	21,468.00	21,472.00	(4.00)	42,944.00
6100.03 · Landscape Replacement/Sup...	(2,442.29)	100.00	(2,542.29)	0.00	600.00	(600.00)	1,200.00
6100.04 · Palm Trees over 15'	0.00	200.00	(200.00)	0.00	1,200.00	(1,200.00)	2,400.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	500.00	(500.00)	1,000.00
6100.06 · Common Area Mulch	0.00	108.33	(108.33)	2,016.00	650.00	1,366.00	1,300.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	0.00	350.00	(350.00)	700.00
6100.09 · Irrigation Repairs	0.00	208.33	(208.33)	1,505.00	1,250.00	255.00	2,500.00
6101.01 · Tree Replacement	(250.00)	0.00	(250.00)	0.00	0.00	0.00	0.00
6200.01 · Pool Contract/Repairs	310.00	383.33	(73.33)	2,565.63	2,300.00	265.63	4,600.00
6200.03 · Pool Heater Contract	0.00	41.67	(41.67)	0.00	250.00	(250.00)	500.00
6200.05 · Pool Cabana Cleaning	200.00	216.67	(16.67)	1,300.00	1,300.00	0.00	2,600.00
6200.06 · Pool Pavers	0.00	83.33	(83.33)	350.00	500.00	(150.00)	1,000.00
7100 · Water/Sewer	99.74	128.75	(29.01)	726.84	772.50	(45.66)	1,545.00
7200 · Electricity	474.82	489.08	(14.26)	3,906.84	2,934.50	972.34	5,869.00
7700 · Interest Expense-Insurance Loan	1,061.88	317.50	744.38	2,849.81	1,905.00	944.81	3,810.00
7950.01 · Hurricane Damages - Trees	0.00	0.00	0.00	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
7950.05 · Hurricane Landscape Recovery	2,692.29	0.00	2,692.29	2,692.29	0.00	2,692.29	0.00
Total Expense	33,548.67	25,509.50	8,039.17	158,224.93	153,057.00	5,167.93	306,114.00
Net Ordinary Income	49,480.69	0.00	49,480.69	53,228.21	0.00	53,228.21	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	135.00	0.00	135.00	640.99	0.00	640.99	0.00
8530.01 · Pooled Reserves	0.00	0.00	0.00	8,650.10	8,650.10	0.00	17,300.20
Total Other Income	135.00	0.00	135.00	9,291.09	8,650.10	640.99	17,300.20
Other Expense							
9599.00 · Reserves Contribution Transfer	135.00	0.00	135.00	9,291.09	8,650.10	640.99	17,300.20
Total Other Expense	135.00	0.00	135.00	9,291.09	8,650.10	640.99	17,300.20
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	49,480.69	0.00	49,480.69	53,228.21	0.00	53,228.21	0.00