

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

08/13/23

	Jul 31, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
<b>OPERATING</b>	
1011 · Centennial OP 7180	215,001.69
<b>Total OPERATING</b>	215,001.69
<b>RESERVES</b>	
1012 · Centennial MM 7199	93,385.40
<b>Total RESERVES</b>	93,385.40
<b>Total Checking/Savings</b>	308,387.09
Accounts Receivable	
Receivables	
1200 · Accounts Receivable	(2,919.14)
1210 · Special Assessment Receivable	30,145.10
<b>Total Receivables</b>	27,225.96
<b>Total Accounts Receivable</b>	27,225.96
Other Current Assets	
1400 · Prepaid Insurance	265,833.85
<b>Total Other Current Assets</b>	265,833.85
<b>Total Current Assets</b>	601,446.90
<b>TOTAL ASSETS</b>	<b>601,446.90</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	3,929.32
<b>Total Accounts Payable</b>	3,929.32
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)
<b>Total 2110 · 2023 S/A Hurricane Damage</b>	71,074.12
2112 · 2023 S/A Insurance	
2112.01 · 2023 S/A Insurance - Income	47,880.00
<b>Total 2112 · 2023 S/A Insurance</b>	47,880.00
2010 · Pre-Collected Maint Fee	51,021.45
2035 · Note Payable-IPFS/Insurance	290,571.70
<b>Total Other Current Liabilities</b>	460,547.27
<b>Total Current Liabilities</b>	464,476.59
<b>Total Liabilities</b>	464,476.59
Equity	
3525.01 · Capital Assets	93,385.40
3600 · Beg Fund Bal - Operating	8,404.10
3901 · Prior Year Adjustment	37,515.00
Net Income	(2,334.19)
<b>Total Equity</b>	136,970.31
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>601,446.90</b>

Jacaranda Country Club Villas Condominium Association, Inc.

Revenue & Expense Budget Performance

July 2023

08/13/23

	Jul 23	Budget	\$ Over Bud...	Jan - Jul 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	178,566.50	178,566.50	0.00	306,114.00
4240 · Interest Income	65.28	0.00	65.28	413.62	0.00	413.62	0.00
4280 · Misc. Income	56.15	0.00	56.15	647.95	0.00	647.95	0.00
4290 · Insurance S/A Income	(47,880.00)	0.00	(47,880.00)	9,576.00	0.00	9,576.00	0.00
<b>Total Income</b>	<b>(22,249.07)</b>	<b>25,509.50</b>	<b>(47,758.57)</b>	<b>189,204.07</b>	<b>178,566.50</b>	<b>10,637.57</b>	<b>306,114.00</b>
<b>Gross Profit</b>	<b>(22,249.07)</b>	<b>25,509.50</b>	<b>(47,758.57)</b>	<b>189,204.07</b>	<b>178,566.50</b>	<b>10,637.57</b>	<b>306,114.00</b>
<b>Expense</b>							
5010 · Legal Fees	0.00	250.00	(250.00)	3,114.75	1,750.00	1,364.75	3,000.00
5011 · Accounting	0.00	22.91	(22.91)	275.00	160.41	114.59	275.00
5020 · Management Fees	1,135.50	1,135.50	0.00	7,948.50	7,948.50	0.00	13,626.00
5100 · Administrative	349.80	191.66	158.14	2,075.86	1,341.66	734.20	2,300.00
5200 · Insurance	25,835.63	15,870.75	9,964.88	119,317.09	111,095.25	8,221.84	190,449.00
5200.04 · Line of Credit Interest	0.00	1,458.34	(1,458.34)	2,435.63	10,208.34	(7,772.71)	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	350.00	250.00	600.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	168.00	120.00	288.00
5310 · Licenses/Fees	0.00	41.66	(41.66)	486.60	291.66	194.94	500.00
6000 · Maintenance/Repairs General	0.00	166.66	(166.66)	1,152.52	1,166.66	(14.14)	2,000.00
6040 · Pest Control - Interior	0.00	256.66	(256.66)	1,543.50	1,796.66	(253.16)	3,080.00
6041 · Rodent Control	44.00	44.00	0.00	308.00	308.00	0.00	528.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,578.00	3,578.66	(0.66)	25,046.00	25,050.66	(4.66)	42,944.00
6100.03 · Landscape Replacement/Supplies	0.00	100.00	(100.00)	0.00	700.00	(700.00)	1,200.00
6100.04 · Palm Trees over 15'	0.00	200.00	(200.00)	0.00	1,400.00	(1,400.00)	2,400.00
6100.05 · Misc.Tree Trimming	0.00	83.34	(83.34)	0.00	583.34	(583.34)	1,000.00
6100.06 · Common Area Mulch	0.00	108.34	(108.34)	2,016.00	758.34	1,257.66	1,300.00
6100.07 · Repair Lamp Poles	57.32	58.34	(1.02)	57.32	408.34	(351.02)	700.00
6100.09 · Irrigation Repairs	0.00	208.34	(208.34)	1,505.00	1,458.34	46.66	2,500.00
6200.01 · Pool Contract/Repairs	501.39	383.34	118.05	3,067.02	2,683.34	383.68	4,600.00
6200.03 · Pool Heater Contract	0.00	41.66	(41.66)	0.00	291.66	(291.66)	500.00
6200.05 · Pool Cabana Cleaning	250.00	216.66	33.34	1,550.00	1,516.66	33.34	2,600.00
6200.06 · Pool Pavers	0.00	83.34	(83.34)	350.00	583.34	(233.34)	1,000.00
7100 · Water/Sewer	86.36	128.75	(42.39)	813.20	901.25	(88.05)	1,545.00
7200 · Electricity	413.45	489.09	(75.64)	4,320.29	3,423.59	896.70	5,869.00
7700 · Interest Expense-Insurance Loan	1,061.88	317.50	744.38	3,911.69	2,222.50	1,689.19	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	0.00	0.00	0.00	2,692.29	0.00	2,692.29	0.00
<b>Total Expense</b>	<b>33,313.33</b>	<b>25,509.50</b>	<b>7,803.83</b>	<b>191,538.26</b>	<b>178,566.50</b>	<b>12,971.76</b>	<b>306,114.00</b>
<b>Net Ordinary Income</b>	<b>(55,562.40)</b>	<b>0.00</b>	<b>(55,562.40)</b>	<b>(2,334.19)</b>	<b>0.00</b>	<b>(2,334.19)</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Interest	144.25	0.00	144.25	785.24	0.00	785.24	0.00
8530.01 · Pooled Reserves	4,325.05	4,325.05	0.00	12,975.15	12,975.15	0.00	17,300.20
<b>Total Other Income</b>	<b>4,469.30</b>	<b>4,325.05</b>	<b>144.25</b>	<b>13,760.39</b>	<b>12,975.15</b>	<b>785.24</b>	<b>17,300.20</b>
<b>Other Expense</b>							
9599.00 · Reserves Contribution Transfer	4,469.30	4,325.05	144.25	13,760.39	12,975.15	785.24	17,300.20
<b>Total Other Expense</b>	<b>4,469.30</b>	<b>4,325.05</b>	<b>144.25</b>	<b>13,760.39</b>	<b>12,975.15</b>	<b>785.24</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>(55,562.40)</b>	<b>0.00</b>	<b>(55,562.40)</b>	<b>(2,334.19)</b>	<b>0.00</b>	<b>(2,334.19)</b>	<b>0.00</b>