

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

09/14/23

	Aug 31, 23
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1011 · Centennial OP 7180	95,796.71
1011.00 · Centennial Bank OP ICS 7800	90,715.98
Total OPERATING	186,512.69
RESERVES	
1012 · Centennial MM 7199	93,544.03
Total RESERVES	93,544.03
Total Checking/Savings	280,056.72
Accounts Receivable	
Receivables	
1200 · Accounts Receivable	(6,135.29)
1210 · Special Assessment Receivable	25,869.50
Total Receivables	19,734.21
Total Accounts Receivable	19,734.21
Other Current Assets	
1400 · Prepaid Insurance	238,936.34
Total Other Current Assets	238,936.34
Total Current Assets	538,727.27
TOTAL ASSETS	538,727.27
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	200.00
Total Accounts Payable	200.00
Other Current Liabilities	
2110 · 2023 S/A Hurricane Damage	71,074.12
2112 · 2023 S/A Insurance	38,304.00
2010 · Pre-Collected Maint Fee	25,511.95
2013 · Accrued Expenses	3,578.00
2035 · Note Payable-IPFS/Insurance	261,514.53
Total Other Current Liabilities	399,982.60
Total Current Liabilities	400,182.60
Total Liabilities	400,182.60
Equity	
3525.01 · Capital Assets	93,544.03
3600 · Beg Fund Bal - Operating	8,404.10
3901 · Prior Year Adjustment	37,515.00
Net Income	(918.46)
Total Equity	138,544.67
TOTAL LIABILITIES & EQUITY	538,727.27

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

August 2023

	Aug 23	Budget	\$ Over Budget	Jan - Aug 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	25,509.50	25,509.50	0.00	204,076.00	204,076.00	0.00	306,114.00
4240 · Interest Income	98.28	0.00	98.28	511.90	0.00	511.90	0.00
4280 · Misc. Income	0.00	0.00	0.00	647.95	0.00	647.95	0.00
4290 · Insurance S/A Income	9,576.00	0.00	9,576.00	19,152.00	0.00	19,152.00	0.00
Total Income	35,183.78	25,509.50	9,674.28	224,387.85	204,076.00	20,311.85	306,114.00
Gross Profit	35,183.78	25,509.50	9,674.28	224,387.85	204,076.00	20,311.85	306,114.00
Expense							
5010 · Legal Fees	0.00	250.00	(250.00)	3,114.75	2,000.00	1,114.75	3,000.00
5011 · Accounting	0.00	22.92	(22.92)	275.00	183.33	91.67	275.00
5020 · Management Fees	1,135.50	1,135.50	0.00	9,084.00	9,084.00	0.00	13,626.00
5100 · Administrative	67.73	191.67	(123.94)	2,143.59	1,533.33	610.26	2,300.00
5200 · Insurance	25,835.63	15,870.75	9,964.88	145,152.72	126,966.00	18,186.72	190,449.00
5200.04 · Line of Credit Interest	0.00	1,458.33	(1,458.33)	2,435.63	11,666.67	(9,231.04)	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	400.00	200.00	600.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	192.00	96.00	288.00
5310 · Licenses/Fees	0.00	41.67	(41.67)	486.60	333.33	153.27	500.00
6000 · Maintenance/Repairs General	0.00	166.67	(166.67)	1,152.52	1,333.33	(180.81)	2,000.00
6040 · Pest Control - Interior	519.75	256.67	263.08	2,063.25	2,053.33	9.92	3,080.00
6041 · Rodent Control	44.00	44.00	0.00	352.00	352.00	0.00	528.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,578.00	3,578.67	(0.67)	28,624.00	28,629.33	(5.33)	42,944.00
6100.03 · Landscape Replacement/Supplies	0.00	100.00	(100.00)	0.00	800.00	(800.00)	1,200.00
6100.04 · Palm Trees over 15'	0.00	200.00	(200.00)	0.00	1,600.00	(1,600.00)	2,400.00
6100.05 · Misc. Tree Trimming	0.00	83.33	(83.33)	0.00	666.67	(666.67)	1,000.00
6100.06 · Common Area Mulch	0.00	108.33	(108.33)	2,016.00	866.67	1,149.33	1,300.00
6100.07 · Repair Lamp Poles	110.94	58.33	52.61	168.26	466.67	(298.41)	700.00
6100.09 · Irrigation Repairs	0.00	208.33	(208.33)	1,505.00	1,666.67	(161.67)	2,500.00
6200.01 · Pool Contract/Repairs	310.00	383.33	(73.33)	3,377.02	3,066.67	310.35	4,600.00
6200.03 · Pool Heater Contract	0.00	41.67	(41.67)	0.00	333.33	(333.33)	500.00
6200.05 · Pool Cabana Cleaning	200.00	216.67	(16.67)	1,750.00	1,733.33	16.67	2,600.00
6200.06 · Pool Pavers	0.00	83.33	(83.33)	350.00	666.67	(316.67)	1,000.00
7100 · Water/Sewer	240.23	128.75	111.48	1,053.43	1,030.00	23.43	1,545.00
7200 · Electricity	664.39	489.08	175.31	4,984.68	3,912.67	1,072.01	5,869.00
7700 · Interest Expense-Insurance Loan	1,061.88	317.50	744.38	4,973.57	2,540.00	2,433.57	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
Total Expense	33,768.05	25,509.50	8,258.55	225,306.31	204,076.00	21,230.31	306,114.00
Net Ordinary Income	1,415.73	0.00	1,415.73	(918.46)	0.00	(918.46)	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	158.63	0.00	158.63	943.87	0.00	943.87	0.00
8530.01 · Pooled Reserves	0.00	0.00	0.00	12,975.15	12,975.15	0.00	17,300.20
Total Other Income	158.63	0.00	158.63	13,919.02	12,975.15	943.87	17,300.20
Other Expense							
9599.00 · Reserves Contribution Transfer	158.63	0.00	158.63	13,919.02	12,975.15	943.87	17,300.20
Total Other Expense	158.63	0.00	158.63	13,919.02	12,975.15	943.87	17,300.20
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	1,415.73	0.00	1,415.73	(918.46)	0.00	(918.46)	0.00