

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

10/04/23

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1011 · Centennial OP 7180	99,613.11
1011.00 · Centennial Bank OP ICS 7800	96,615.20
Total OPERATING	196,228.31
RESERVES	
1012 · Centennial MM 7199	93,697.80
Total RESERVES	93,697.80
Total Checking/Savings	289,926.11
Accounts Receivable	
Receivables	
1200 · Accounts Receivable	(34,732.20)
1210 · Special Assessment Receivable	12,765.00
Total Receivables	(21,967.20)
Total Accounts Receivable	(21,967.20)
Other Current Assets	
1400 · Prepaid Insurance	212,038.83
Total Other Current Assets	212,038.83
Total Current Assets	479,997.74
TOTAL ASSETS	479,997.74
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	8,656.00
Total Accounts Payable	8,656.00
Other Current Liabilities	
2110 · 2023 S/A Hurricane Damage	48,286.69
2112 · 2023 S/A Insurance	28,728.00
2035 · Note Payable-IPFS/Insurance	232,457.36
Total Other Current Liabilities	309,472.05
Total Current Liabilities	318,128.05
Total Liabilities	318,128.05
Equity	
3525.01 · Capital Assets	93,697.80
3600 · Beg Fund Bal - Operating	8,404.10
3901 · Prior Year Adjustment	51,425.14
Net Income	8,342.65
Total Equity	161,869.69
TOTAL LIABILITIES & EQUITY	479,997.74

Jacaranda Country Club Villas Condominium Association, Inc.

Revenue & Expense Budget Performance

September 2023

10/04/23

	Sep 23	Budget	\$ Over Budget	Jan - Sep 23	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	25,509.50	25,509.50	0.00	229,585.50	229,585.50	0.00	306,114.00
4240 · Interest Income	202.78	0.00	202.78	714.68	0.00	714.68	0.00
4280 · Misc. Income	102.45	0.00	102.45	750.40	0.00	750.40	0.00
4290 · Insurance S/A Income	9,576.00	0.00	9,576.00	28,728.00	0.00	28,728.00	0.00
Total Income	35,390.73	25,509.50	9,881.23	259,778.58	229,585.50	30,193.08	306,114.00
Gross Profit	35,390.73	25,509.50	9,881.23	259,778.58	229,585.50	30,193.08	306,114.00
Expense							
5010 · Legal Fees	185.00	250.00	(65.00)	3,299.75	2,250.00	1,049.75	3,000.00
5011 · Accounting	0.00	22.92	(22.92)	275.00	206.25	68.75	275.00
5020 · Management Fees	1,135.50	1,135.50	0.00	10,219.50	10,219.50	0.00	13,626.00
5100 · Administrative	114.92	191.67	(76.75)	2,258.51	1,725.00	533.51	2,300.00
5200 · Insurance	25,835.63	15,870.75	9,964.88	170,988.35	142,836.75	28,151.60	190,449.00
5200.04 · Line of Credit Interest	0.00	1,458.33	(1,458.33)	2,435.63	13,125.00	(10,689.37)	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	450.00	150.00	600.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	216.00	72.00	288.00
5310 · Licenses/Fees	0.00	41.67	(41.67)	486.60	375.00	111.60	500.00
6000 · Maintenance/Repairs General	0.00	166.67	(166.67)	1,152.52	1,500.00	(347.48)	2,000.00
6040 · Pest Control - Interior	0.00	256.67	(256.67)	2,063.25	2,310.00	(246.75)	3,080.00
6041 · Rodent Control	44.00	44.00	0.00	396.00	396.00	0.00	528.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,578.00	3,578.67	(0.67)	32,202.00	32,208.00	(6.00)	42,944.00
6100.03 · Landscape Replacement/Supplies	0.00	100.00	(100.00)	0.00	900.00	(900.00)	1,200.00
6100.04 · Palm Trees over 15'	0.00	200.00	(200.00)	0.00	1,800.00	(1,800.00)	2,400.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	750.00	(750.00)	1,000.00
6100.06 · Common Area Mulch	0.00	108.33	(108.33)	2,016.00	975.00	1,041.00	1,300.00
6100.07 · Repair Lamp Poles	117.63	58.33	59.30	285.89	525.00	(239.11)	700.00
6100.09 · Irrigation Repairs	0.00	208.33	(208.33)	1,505.00	1,875.00	(370.00)	2,500.00
6200.01 · Pool Contract/Repairs	310.00	383.33	(73.33)	3,687.02	3,450.00	237.02	4,600.00
6200.03 · Pool Heater Contract	0.00	41.67	(41.67)	0.00	375.00	(375.00)	500.00
6200.05 · Pool Cabana Cleaning	200.00	216.67	(16.67)	1,950.00	1,950.00	0.00	2,600.00
6200.06 · Pool Pavers	1,000.00	83.33	916.67	1,350.00	750.00	600.00	1,000.00
7100 · Water/Sewer	214.80	128.75	86.05	1,268.23	1,158.75	109.48	1,545.00
7200 · Electricity	406.55	489.08	(82.53)	5,394.23	4,401.75	992.48	5,869.00
7700 · Interest Expense-Insurance Loan	1,061.88	317.50	744.38	6,035.45	2,857.50	3,177.95	3,810.00
7950.01 · Hurricane Damages - Trees	(410.00)	0.00	(410.00)	0.00	0.00	0.00	0.00
7950.03 · Hurricane Damages - Drywall	(2,600.00)	0.00	(2,600.00)	0.00	0.00	0.00	0.00
7950.04 · Hurricane Debris Removal	(2,375.00)	0.00	(2,375.00)	0.00	0.00	0.00	0.00
7950.05 · Hurricane Landscape Recovery	(2,692.29)	0.00	(2,692.29)	0.00	0.00	0.00	0.00
Total Expense	26,126.62	25,509.50	617.12	251,435.93	229,585.50	21,850.43	306,114.00
Net Ordinary Income	9,264.11	0.00	9,264.11	8,342.65	0.00	8,342.65	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	153.77	0.00	153.77	1,097.64	0.00	1,097.64	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	153.77	0.00	153.77	14,072.79	12,975.15	1,097.64	17,300.20
Other Expense							
9599.00 · Reserves Contribution Transfer	153.77	0.00	153.77	14,072.79	12,975.15	1,097.64	17,300.20
Total Other Expense	153.77	0.00	153.77	14,072.79	12,975.15	1,097.64	17,300.20
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	9,264.11	0.00	9,264.11	8,342.65	0.00	8,342.65	0.00