

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

	Oct 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>OPERATING</b>	
1011 · Centennial OP 7180	99,451.85
1011.00 · Centennial Bank OP ICS 7800	114,748.33
<b>Total OPERATING</b>	214,200.18
<b>RESERVES</b>	
1012 · Centennial MM 7199	98,184.85
<b>Total RESERVES</b>	98,184.85
<b>Total Checking/Savings</b>	312,385.03
<b>Accounts Receivable</b>	
<b>Receivables</b>	
1200 · Accounts Receivable	(4,784.59)
1210 · Special Assessment Receivable	1,995.00
<b>Total Receivables</b>	(2,789.59)
<b>Total Accounts Receivable</b>	(2,789.59)
<b>Other Current Assets</b>	
1400 · Prepaid Insurance	185,141.32
<b>Total Other Current Assets</b>	185,141.32
<b>Total Current Assets</b>	494,736.76
<b>TOTAL ASSETS</b>	<b>494,736.76</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2001 · *Accounts Payable	7,656.81
<b>Total Accounts Payable</b>	7,656.81
<b>Other Current Liabilities</b>	
2110 · 2023 S/A Hurricane Damage	48,286.69
2112 · 2023 S/A Insurance	19,152.00
2010 · Pre-Collected Maint Fee	51,021.45
2035 · Note Payable-IPFS/Insurance	203,400.19
<b>Total Other Current Liabilities</b>	321,860.33
<b>Total Current Liabilities</b>	329,517.14
<b>Total Liabilities</b>	329,517.14
<b>Equity</b>	
3525.01 · Capital Assets	98,184.85
3600 · Beg Fund Bal - Operating	8,404.10
3901 · Prior Year Adjustment	51,425.14
Net Income	7,205.53
<b>Total Equity</b>	165,219.62
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>494,736.76</b>

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

11/16/23

October 2023

	Oct 23	Budget	\$ Over Bud...	Jan - Oct 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	255,095.00	255,095.00	0.00	306,114.00
4240 · Interest Income	365.80	0.00	365.80	1,080.48	0.00	1,080.48	0.00
4280 · Misc. Income	204.23	0.00	204.23	954.63	0.00	954.63	0.00
4290 · Insurance S/A Income	9,576.00	0.00	9,576.00	38,304.00	0.00	38,304.00	0.00
<b>Total Income</b>	35,655.53	25,509.50	10,146.03	295,434.11	255,095.00	40,339.11	306,114.00
<b>Gross Profit</b>	35,655.53	25,509.50	10,146.03	295,434.11	255,095.00	40,339.11	306,114.00
<b>Expense</b>							
5010 · Legal Fees	0.00	250.00	(250.00)	3,299.75	2,500.00	799.75	3,000.00
5011 · Accounting	0.00	22.91	(22.91)	275.00	229.16	45.84	275.00
5020 · Management Fees	1,135.50	1,135.50	0.00	11,355.00	11,355.00	0.00	13,626.00
5100 · Administrative	380.97	191.66	189.31	2,639.48	1,916.66	722.82	2,300.00
5200 · Insurance	25,835.63	15,870.75	9,964.88	196,823.98	158,707.50	38,116.48	190,449.00
5200.04 · Line of Credit Interest	0.00	1,458.34	(1,458.34)	2,435.63	14,583.34	(12,147.71)	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	500.00	100.00	600.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	240.00	48.00	288.00
5310 · Licenses/Fees	0.00	41.66	(41.66)	486.60	416.66	69.94	500.00
6000 · Maintenance/Repairs General	0.00	166.66	(166.66)	1,152.52	1,666.66	(514.14)	2,000.00
6040 · Pest Control - Interior	0.00	256.66	(256.66)	2,063.25	2,566.66	(503.41)	3,080.00
6041 · Rodent Control	44.00	44.00	0.00	440.00	440.00	0.00	528.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,578.00	3,578.66	(0.66)	35,780.00	35,786.66	(6.66)	42,944.00
6100.03 · Landscape Replacement/Supplies	0.00	100.00	(100.00)	0.00	1,000.00	(1,000.00)	1,200.00
6100.04 · Palm Trees over 15'	0.00	200.00	(200.00)	0.00	2,000.00	(2,000.00)	2,400.00
6100.05 · Misc. Tree Trimming	3,520.00	83.34	3,436.66	3,520.00	833.34	2,686.66	1,000.00
6100.06 · Common Area Mulch	0.00	108.34	(108.34)	2,016.00	1,083.34	932.66	1,300.00
6100.07 · Repair Lamp Poles	26.74	58.34	(31.60)	312.63	583.34	(270.71)	700.00
6100.09 · Irrigation Repairs	0.00	208.34	(208.34)	1,505.00	2,083.34	(578.34)	2,500.00
6200.01 · Pool Contract/Repairs	310.00	383.34	(73.34)	3,997.02	3,833.34	163.68	4,600.00
6200.03 · Pool Heater Contract	0.00	41.66	(41.66)	0.00	416.66	(416.66)	500.00
6200.05 · Pool Cabana Cleaning	250.00	216.66	33.34	2,200.00	2,166.66	33.34	2,600.00
6200.06 · Pool Pavers	0.00	83.34	(83.34)	1,350.00	833.34	516.66	1,000.00
7100 · Water/Sewer	81.00	128.75	(47.75)	1,349.23	1,287.50	61.73	1,545.00
7200 · Electricity	568.93	489.09	79.84	5,963.16	4,890.84	1,072.32	5,869.00
7700 · Interest Expense-Insurance Loan	1,061.88	317.50	744.38	7,097.33	3,175.00	3,922.33	3,810.00
<b>Total Expense</b>	36,792.65	25,509.50	11,283.15	288,228.58	255,095.00	33,133.58	306,114.00
<b>Net Ordinary Income</b>	(1,137.12)	0.00	(1,137.12)	7,205.53	0.00	7,205.53	0.00
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Interest	162.00	0.00	162.00	1,259.64	0.00	1,259.64	0.00
8530.01 · Pooled Reserves	4,325.05	4,325.05	0.00	17,300.20	17,300.20	0.00	17,300.20
<b>Total Other Income</b>	4,487.05	4,325.05	162.00	18,559.84	17,300.20	1,259.64	17,300.20
<b>Other Expense</b>							
9599.00 · Reserves Contribution Transfer	4,487.05	4,325.05	162.00	18,559.84	17,300.20	1,259.64	17,300.20
<b>Total Other Expense</b>	4,487.05	4,325.05	162.00	18,559.84	17,300.20	1,259.64	17,300.20
<b>Net Other Income</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Net Income</b>	<u>(1,137.12)</u>	<u>0.00</u>	<u>(1,137.12)</u>	<u>7,205.53</u>	<u>0.00</u>	<u>7,205.53</u>	<u>0.00</u>