

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

12/06/23

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1011 · Centennial OP 7180	97,756.69
1011.00 · Centennial Bank OP ICS 7800	79,021.36
1011.01 · Due to/from Op	1,500.00
Total OPERATING	178,278.05
RESERVES	
1012 · Centennial MM 7199	98,346.25
1012.01 · Due to/from Res	(1,500.00)
Total RESERVES	96,846.25
Total Checking/Savings	275,124.30
Accounts Receivable	
Receivables	
1200 · Accounts Receivable	(6,489.60)
1210 · Special Assessment Receivable	399.00
Total Receivables	(6,090.60)
Total Accounts Receivable	(6,090.60)
Other Current Assets	
1400 · Prepaid Insurance	158,243.81
Total Other Current Assets	158,243.81
Total Current Assets	427,277.51
TOTAL ASSETS	427,277.51
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	4,282.00
Total Accounts Payable	4,282.00
Other Current Liabilities	
2110 · 2023 S/A Hurricane Damage	48,286.69
2112 · 2023 S/A Insurance	9,576.00
2010 · Pre-Collected Maint Fee	25,511.95
2035 · Note Payable-IPFS/Insurance	174,343.02
Total Other Current Liabilities	257,717.66
Total Current Liabilities	261,999.66
Total Liabilities	261,999.66
Equity	
3525.01 · Capital Assets	96,846.25
3600 · Beg Fund Bal - Operating	8,404.10
3901 · Prior Year Adjustment	51,425.14
Net Income	8,602.36
Total Equity	165,277.85
TOTAL LIABILITIES & EQUITY	427,277.51

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

12/06/23

November 2023

	Nov 23	Budget	\$ Over Budget	Jan - Nov 23	YTD Budget	\$ Over Budget	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	25,509.50	25,509.50	0.00	280,604.50	280,604.50	0.00	306,114.00
4240 · Interest Income	230.29	0.00	230.29	1,310.77	0.00	1,310.77	0.00
4280 · Misc. Income	200.00	0.00	200.00	1,154.63	0.00	1,154.63	0.00
4290 · Insurance S/A Income	9,576.00	0.00	9,576.00	47,880.00	0.00	47,880.00	0.00
Total Income	35,515.79	25,509.50	10,006.29	330,949.90	280,604.50	50,345.40	306,114.00
Gross Profit	35,515.79	25,509.50	10,006.29	330,949.90	280,604.50	50,345.40	306,114.00
Expense							
5010 · Legal Fees	0.00	250.00	(250.00)	3,299.75	2,750.00	549.75	3,000.00
5011 · Accounting	0.00	22.92	(22.92)	275.00	252.08	22.92	275.00
5020 · Management Fees	1,135.50	1,135.50	0.00	12,490.50	12,490.50	0.00	13,626.00
5100 · Administrative	80.18	191.67	(111.49)	2,719.66	2,108.33	611.33	2,300.00
5200 · Insurance	25,835.63	15,870.75	9,964.88	222,659.61	174,578.25	48,081.36	190,449.00
5200.04 · Line of Credit Interest	0.00	1,458.33	(1,458.33)	2,435.63	16,041.67	(13,606.04)	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	550.00	50.00	600.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	264.00	24.00	288.00
5310 · Licenses/Fees	0.00	41.67	(41.67)	486.60	458.33	28.27	500.00
6000 · Maintenance/Repairs General	0.00	166.67	(166.67)	1,152.52	1,833.33	(680.81)	2,000.00
6040 · Pest Control - Interior	1,023.75	256.67	767.08	3,087.00	2,823.33	263.67	3,080.00
6041 · Rodent Control	44.00	44.00	0.00	484.00	484.00	0.00	528.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,578.00	3,578.67	(0.67)	39,358.00	39,365.33	(7.33)	42,944.00
6100.03 · Landscape Replacement/Supplies	0.00	100.00	(100.00)	0.00	1,100.00	(1,100.00)	1,200.00
6100.04 · Palm Trees over 15'	3,520.00	200.00	3,320.00	3,520.00	2,200.00	1,320.00	2,400.00
6100.05 · Misc. Tree Trimming	(3,520.00)	83.33	(3,603.33)	0.00	916.67	(916.67)	1,000.00
6100.06 · Common Area Mulch	0.00	108.33	(108.33)	2,016.00	1,191.67	824.33	1,300.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	312.63	641.67	(329.04)	700.00
6100.09 · Irrigation Repairs	0.00	208.33	(208.33)	1,505.00	2,291.67	(786.67)	2,500.00
6200.01 · Pool Contract/Repairs	310.00	383.33	(73.33)	4,307.02	4,216.67	90.35	4,600.00
6200.03 · Pool Heater Contract	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
6200.05 · Pool Cabana Cleaning	200.00	216.67	(16.67)	2,400.00	2,383.33	16.67	2,600.00
6200.06 · Pool Pavers	0.00	83.33	(83.33)	1,350.00	916.67	433.33	1,000.00
7100 · Water/Sewer	86.58	128.75	(42.17)	1,435.81	1,416.25	19.56	1,545.00
7200 · Electricity	763.44	489.08	274.36	6,726.60	5,379.92	1,346.68	5,869.00
7700 · Interest Expense-Insurance Loan	1,061.88	317.50	744.38	8,159.21	3,492.50	4,666.71	3,810.00
Total Expense	34,118.96	25,509.50	8,609.46	322,347.54	280,604.50	41,743.04	306,114.00
Net Ordinary Income	1,396.83	0.00	1,396.83	8,602.36	0.00	8,602.36	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	161.40	0.00	161.40	1,421.04	0.00	1,421.04	0.00
8530.01 · Pooled Reserves	0.00	0.00	0.00	17,300.20	17,300.20	0.00	17,300.20
Total Other Income	161.40	0.00	161.40	18,721.24	17,300.20	1,421.04	17,300.20
Other Expense							
9599.00 · Reserves Contribution Transfer	161.40	0.00	161.40	18,721.24	17,300.20	1,421.04	17,300.20
Total Other Expense	161.40	0.00	161.40	18,721.24	17,300.20	1,421.04	17,300.20
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	1,396.83	0.00	1,396.83	8,602.36	0.00	8,602.36	0.00