

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL REPORTS
August 31, 2022**

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 August 31, 2022

09/12/22

	Aug 31, 22
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1011 · Centennial OP 7180	112,334.17
Total OPERATING	112,334.17
RESERVES	
1012 · Centennial MM 7199	73,863.51
Total RESERVES	73,863.51
Total Checking/Savings	186,197.68
Accounts Receivable	
Receivables	
1200 · Accounts Receivable	(2,435.88)
1210 · Special Assessment Receivable	360.00
Total Receivables	(2,075.88)
Total Accounts Receivable	(2,075.88)
Other Current Assets	
1400 · Prepaid Insurance	124,782.33
Total Other Current Assets	124,782.33
Total Current Assets	308,904.13
TOTAL ASSETS	308,904.13
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	4,300.63
Total Accounts Payable	4,300.63
Other Current Liabilities	
2022 Special Assessment	11,187.00
2010 · Pre-Collected Maint Fee	21,358.07
2035 · Note Payable-IPFS/Insurance	136,126.17
Total Other Current Liabilities	168,671.24
Total Current Liabilities	172,971.87
Total Liabilities	172,971.87
Equity	
3525.01 · Capital Assets	73,863.51
3600 · Beg Fund Bal - Operating	37,332.41
3900 · Retained Earnings	17,403.38
Net Income	7,332.96
Total Equity	135,932.26
TOTAL LIABILITIES & EQUITY	308,904.13

Jacaranda Country Club Villas Condominium Association, Inc.

Revenue & Expense Budget Performance

August 2022

09/12/22

	Aug 22	Budget	\$ Over Budget	Jan - Aug 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	21,358.09	21,358.17	(0.08)	170,864.68	170,865.32	(0.64)	256,298.00
4240 · Interest Income	11.02	0.00	11.02	266.92	0.00	266.92	0.00
4280 · Misc. Income	0.00	0.00	0.00	1,038.59	0.00	1,038.59	0.00
4300 · Surplus Carry Forward	(98.83)	(98.83)	0.00	(790.68)	(790.68)	0.00	(1,186.00)
Total Income	21,270.28	21,259.34	10.94	171,379.51	170,074.64	1,304.87	255,112.00
Gross Profit	21,270.28	21,259.34	10.94	171,379.51	170,074.64	1,304.87	255,112.00
Expense							
5010 · Legal Fees	217.00	166.67	50.33	217.00	1,333.32	(1,116.32)	2,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	166.68	83.32	250.00
5020 · Management Fees	1,081.50	1,081.50	0.00	8,652.00	8,652.00	0.00	12,978.00
5100 · Administrative	60.25	191.67	(131.42)	1,357.99	1,533.32	(175.33)	2,300.00
5200 · Insurance	13,507.11	12,611.50	895.61	97,846.77	100,892.00	(3,045.23)	151,338.00
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	43.58	(43.58)	461.60	348.68	112.92	523.00
6000 · Maintenance/Repairs General	0.00	166.67	(166.67)	1,964.73	1,333.32	631.41	2,000.00
6040 · Pest Control - Interior	519.75	245.00	274.75	2,038.50	1,960.00	78.50	2,940.00
6041 · Rodent Control	44.00	43.33	0.67	793.00	346.68	446.32	520.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,441.00	3,441.00	0.00	27,528.00	27,528.00	0.00	41,292.00
6100.03 · Landscape Replacement/Supplies	0.00	100.00	(100.00)	1,117.89	800.00	317.89	1,200.00
6100.04 · Palm Trees over 15'	0.00	295.83	(295.83)	0.00	2,366.68	(2,366.68)	3,550.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	560.00	666.68	(106.68)	1,000.00
6100.06 · Common Area Mulch	0.00	104.17	(104.17)	239.00	833.32	(594.32)	1,250.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	0.00	466.68	(466.68)	700.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	1,345.00	2,000.00	(655.00)	3,000.00
6101.01 · Tree Replacement	0.00	125.00	(125.00)	0.00	1,000.00	(1,000.00)	1,500.00
6200.01 · Pool Contract/Repairs	514.88	383.33	131.55	3,276.73	3,066.68	210.05	4,600.00
6200.03 · Pool Heater Contract	0.00	30.83	(30.83)	0.00	246.68	(246.68)	370.00
6200.05 · Pool Cabana Cleaning	250.00	195.00	55.00	1,750.00	1,560.00	190.00	2,340.00
6200.06 · Pool Pavers	500.00	341.67	158.33	4,542.47	2,733.32	1,809.15	4,100.00
6200.07 · Grass Strips	0.00	250.00	(250.00)	0.00	2,000.00	(2,000.00)	3,000.00
7100 · Water/Sewer	106.40	112.33	(5.93)	3,010.99	898.68	2,112.31	1,348.00
7200 · Electricity	317.46	395.00	(77.54)	3,942.86	3,160.00	782.86	4,740.00
7700 · Interest Expense-Insurance Loan	357.59	250.00	107.59	2,264.02	2,000.00	264.02	3,000.00
7900 · Contingency	0.00	198.75	(198.75)	0.00	1,590.00	(1,590.00)	2,385.00
Total Expense	20,916.94	21,259.32	(342.38)	164,046.55	170,074.72	(6,028.17)	255,112.00
Net Ordinary Income	353.34	0.02	353.32	7,332.96	(0.08)	7,333.04	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	21.95	0.00	21.95	98.45	0.00	98.45	0.00
8530.01 · Pooled Reserves	0.00	0.00	0.00	9,737.25	9,737.25	0.00	12,983.00
Total Other Income	21.95	0.00	21.95	9,835.70	9,737.25	98.45	12,983.00
Other Expense							
9599.00 · Reserves Contribution Transfer	21.95	0.00	21.95	9,835.70	9,737.25	98.45	12,983.00
Total Other Expense	21.95	0.00	21.95	9,835.70	9,737.25	98.45	12,983.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	353.34	0.02	353.32	7,332.96	(0.08)	7,333.04	0.00