

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

11/03/22

	Oct 31, 22
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1011 · Centennial OP 7180	118,225.51
Total OPERATING	118,225.51
RESERVES	
1012 · Centennial MM 7199	88,384.51
Total RESERVES	88,384.51
Total Checking/Savings	206,610.02
Accounts Receivable	
Receivables	
1200 · Accounts Receivable	3,278.73
1210 · Special Assessment Receivable	360.00
Total Receivables	3,638.73
Total Accounts Receivable	3,638.73
Other Current Assets	
1400 · Prepaid Insurance	97,052.92
Total Other Current Assets	97,052.92
Total Current Assets	307,301.67
TOTAL ASSETS	307,301.67
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	6,158.57
Total Accounts Payable	6,158.57
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	42,716.18
2013 · Accrued Expenses	3,441.00
2035 · Note Payable-IPFS/Insurance	105,875.91
Total Other Current Liabilities	152,033.09
Total Current Liabilities	158,191.66
Total Liabilities	158,191.66
Equity	
3525.01 · Capital Assets	88,384.51
3600 · Beg Fund Bal - Operating	54,933.45
Net Income	5,792.05
Total Equity	149,110.01
TOTAL LIABILITIES & EQUITY	307,301.67

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

October 2022

	Oct 22	Budget	\$ Over Bud...	Jan - Oct 22	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	21,358.07	21,358.17	(0.10)	213,580.82	213,581.66	(0.84)	256,298.00
4240 · Interest Income	65.54	0.00	65.54	344.66	0.00	344.66	0.00
4280 · Misc. Income	140.25	0.00	140.25	1,178.84	0.00	1,178.84	0.00
4300 · Surplus Carry Forward	(98.83)	(98.83)	0.00	(988.34)	(988.34)	0.00	(1,186.00)
Total Income	21,465.03	21,259.34	205.69	214,115.98	212,593.32	1,522.66	255,112.00
Gross Profit	21,465.03	21,259.34	205.69	214,115.98	212,593.32	1,522.66	255,112.00
Expense							
5010 · Legal Fees	0.00	166.67	(166.67)	712.32	1,666.66	(954.34)	2,000.00
5011 · Accounting	0.00	20.83	(20.83)	250.00	208.34	41.66	250.00
5020 · Management Fees	1,081.50	1,081.50	0.00	10,815.00	10,815.00	0.00	12,978.00
5100 · Administrative	420.15	191.67	228.48	1,833.49	1,916.66	(83.17)	2,300.00
5200 · Insurance	13,507.12	12,611.50	895.62	124,861.01	126,115.00	(1,253.99)	151,338.00
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	43.58	(43.58)	461.60	435.84	25.76	523.00
6000 · Maintenance/Repairs General	88.87	166.67	(77.80)	2,053.60	1,666.66	386.94	2,000.00
6040 · Pest Control - Interior	0.00	245.00	(245.00)	2,038.50	2,450.00	(411.50)	2,940.00
6041 · Rodent Control	44.00	43.33	0.67	881.00	433.34	447.66	520.00
6100.01 · Lawn\Shrub\Irrigation Contract	3,441.00	3,441.00	0.00	34,410.00	34,410.00	0.00	41,292.00
6100.03 · Landscape Replacement/Sup...	0.00	100.00	(100.00)	1,117.89	1,000.00	117.89	1,200.00
6100.04 · Palm Trees over 15'	0.00	295.83	(295.83)	0.00	2,958.34	(2,958.34)	3,550.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	560.00	833.34	(273.34)	1,000.00
6100.06 · Common Area Mulch	0.00	104.17	(104.17)	239.00	1,041.66	(802.66)	1,250.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	0.00	583.34	(583.34)	700.00
6100.09 · Irrigation Repairs	0.00	250.00	(250.00)	1,345.00	2,500.00	(1,155.00)	3,000.00
6101.01 · Tree Replacement	0.00	125.00	(125.00)	0.00	1,250.00	(1,250.00)	1,500.00
6200.01 · Pool Contract/Repairs	510.00	383.33	126.67	4,136.73	3,833.34	303.39	4,600.00
6200.03 · Pool Heater Contract	370.00	30.83	339.17	370.00	308.34	61.66	370.00
6200.05 · Pool Cabana Cleaning	250.00	195.00	55.00	2,200.00	1,950.00	250.00	2,340.00
6200.06 · Pool Pavers	0.00	341.67	(341.67)	4,542.47	3,416.66	1,125.81	4,100.00
6200.07 · Grass Strips	0.00	250.00	(250.00)	0.00	2,500.00	(2,500.00)	3,000.00
7100 · Water/Sewer	81.66	112.33	(30.67)	3,170.60	1,123.34	2,047.26	1,348.00
7200 · Electricity	428.87	395.00	33.87	4,708.53	3,950.00	758.53	4,740.00
7700 · Interest Expense-Insurance Loan	357.58	250.00	107.58	2,979.19	2,500.00	479.19	3,000.00
7900 · Contingency	0.00	198.75	(198.75)	0.00	1,987.50	(1,987.50)	2,385.00
7950.01 · Hurricane Damages - Trees	2,400.00	0.00	2,400.00	2,400.00	0.00	2,400.00	0.00
7950.02 · Hurricane Damages - Roof R...	1,350.00	0.00	1,350.00	1,350.00	0.00	1,350.00	0.00
Total Expense	24,330.75	21,259.32	3,071.43	208,323.93	212,593.36	(4,269.43)	255,112.00
Net Ordinary Income	(2,865.72)	0.02	(2,865.74)	5,792.05	(0.04)	5,792.09	0.00
Other Income/Expense							
Other Income							
8050 · Reserve Interest	57.90	0.00	57.90	186.70	0.00	186.70	0.00
8530.01 · Pooled Reserves	3,245.75	3,245.75	0.00	12,983.00	12,983.00	0.00	12,983.00
Total Other Income	3,303.65	3,245.75	57.90	13,169.70	12,983.00	186.70	12,983.00
Other Expense							
9599.00 · Reserves Contribution Transfer	3,303.65	3,245.75	57.90	13,169.70	12,983.00	186.70	12,983.00
Total Other Expense	3,303.65	3,245.75	57.90	13,169.70	12,983.00	186.70	12,983.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	(2,865.72)	0.02	(2,865.74)	5,792.05	(0.04)	5,792.09	0.00