

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
May 31, 2024**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

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**Prepared By: Sunstate Association Management Group, Inc.**

# Jacaranda Country Club Villas Condominium Association, Inc.

Balance Sheet as of 5/31/2024

| <b>Assets</b>                        | <b>Operating</b>    | <b>Reserve</b>     | <b>Total</b>        |
|--------------------------------------|---------------------|--------------------|---------------------|
| <b>Asset</b>                         |                     |                    |                     |
| 1005 - Centennial OP 7180            | \$93,077.67         |                    | \$93,077.67         |
| 1006 - Centennial Bank OP ICS 7800   | \$77,992.36         |                    | \$77,992.36         |
| 1012 - Centennial MM 7199            |                     | \$68,166.21        | \$68,166.21         |
| 1200 - Accounts Receivable           | \$140.10            |                    | \$140.10            |
| <b>Total Asset</b>                   | <b>\$171,210.13</b> | <b>\$68,166.21</b> | <b>\$239,376.34</b> |
| <b>Total Assets</b>                  | <b>\$171,210.13</b> | <b>\$68,166.21</b> | <b>\$239,376.34</b> |
| <b>Liabilities / Equity</b>          |                     |                    |                     |
| <b>Liabilities</b>                   |                     |                    |                     |
| 2000 - Accounts Payable              | \$5,765.76          |                    | \$5,765.76          |
| 2010 - Pre-Collected Maint Fee       | \$35,200.08         |                    | \$35,200.08         |
| 2025 - Prepaid Assessments           | \$9,539.65          |                    | \$9,539.65          |
| 2111 - 2023 S/A Hurricane - Income   | \$277,848.00        |                    | \$277,848.00        |
| 2112 - 2023 S/A Hurricane - Expenses | (\$229,561.31)      |                    | (\$229,561.31)      |
| 3013 - Open A/P as of 4/30/24        | \$3,578.00          |                    | \$3,578.00          |
| 3550 - Capital Assets (Reserves)     |                     | \$68,166.21        | \$68,166.21         |
| <b>Total Liabilities</b>             | <b>\$102,370.18</b> | <b>\$68,166.21</b> | <b>\$170,536.39</b> |
| <b>Equity</b>                        |                     |                    |                     |
| 3600 - Beg Fund Bal - Operating      | \$68,405.93         |                    | \$68,405.93         |
| 3901 - Prior Year Adjustment         | \$1,832.41          |                    | \$1,832.41          |
| 3999 - Net Income                    | (\$1,398.39)        |                    | (\$1,398.39)        |
| <b>Total Equity</b>                  | <b>\$68,839.95</b>  |                    | <b>\$68,839.95</b>  |
| <b>Total Liabilities / Equity</b>    | <b>\$171,210.13</b> | <b>\$68,166.21</b> | <b>\$239,376.34</b> |

# Jacaranda Country Club Villas Condominium Association, Inc.

## Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

|                         | Current Period   |                  |               | Year To Date      |                   |                 | Annual Budget     |
|-------------------------|------------------|------------------|---------------|-------------------|-------------------|-----------------|-------------------|
|                         | Actual           | Budget           | Variance      | Actual            | Budget            | Variance        |                   |
| <b>Operating Income</b> |                  |                  |               |                   |                   |                 |                   |
| <b>Income</b>           |                  |                  |               |                   |                   |                 |                   |
| 4000 - Maintenance Fees | 35,200.08        | 35,200.08        | -             | 176,000.42        | 176,000.42        | -               | 422,401.00        |
| 4250 - Interest Income  | 260.18           | -                | 260.18        | 1,302.92          | -                 | 1,302.92        | -                 |
| 4280 - Misc. Income     | -                | -                | -             | 631.00            | -                 | 631.00          | -                 |
| <b>Total Income</b>     | <b>35,460.26</b> | <b>35,200.08</b> | <b>260.18</b> | <b>177,934.34</b> | <b>176,000.42</b> | <b>1,933.92</b> | <b>422,401.00</b> |
| <b>Total Income</b>     | <b>35,460.26</b> | <b>35,200.08</b> | <b>260.18</b> | <b>177,934.34</b> | <b>176,000.42</b> | <b>1,933.92</b> | <b>422,401.00</b> |

## Operating Expense

|  |                  |                  |                |                   |                   |                   |                   |
|--|------------------|------------------|----------------|-------------------|-------------------|-------------------|-------------------|
| <b>Administrative</b>                  |                  |                  |                |                   |                   |                   |                   |
| 5010 - Legal Fees                      | -                | 250.00           | 250.00         | -                 | 1,250.00          | 1,250.00          | 3,000.00          |
| 5011 - Accounting                      | -                | 25.00            | 25.00          | 300.00            | 125.00            | (175.00)          | 300.00            |
| 5020 - Management Fees                 | 1,195.00         | 1,195.00         | -              | 5,975.00          | 5,975.00          | -                 | 14,340.00         |
| 5040 - Income Tax                      | -                | -                | -              | 479.00            | -                 | (479.00)          | -                 |
| 5100 - Administrative                  | 371.48           | 250.00           | (121.48)       | 1,579.33          | 1,250.00          | (329.33)          | 3,000.00          |
| 5150 - Insurance                       | 25,573.85        | 25,573.83        | (.02)          | 127,869.27        | 127,869.17        | (.10)             | 306,886.00        |
| 5155 - Insurance Appraisal             | -                | 50.00            | 50.00          | 600.00            | 250.00            | (350.00)          | 600.00            |
| 5210 - LOC Bank Charges                | -                | 106.67           | 106.67         | 1,523.00          | 533.33            | (989.67)          | 1,280.00          |
| 5300 - Division Fees                   | -                | 24.00            | 24.00          | 288.00            | 120.00            | (168.00)          | 288.00            |
| 5310 - Licenses/Fees                   | 400.35           | 41.67            | (358.68)       | 547.85            | 208.33            | (339.52)          | 500.00            |
| 7700 - Interest Expense-Insurance Loan | 1,061.90         | 1,062.00         | .10            | 5,309.43          | 5,310.00          | .57               | 12,744.00         |
| <b>Total Administrative</b>            | <b>28,602.58</b> | <b>28,578.17</b> | <b>(24.41)</b> | <b>144,470.88</b> | <b>142,890.83</b> | <b>(1,580.05)</b> | <b>342,938.00</b> |

|  |                 |                 |               |                  |                  |              |                  |
|--|-----------------|-----------------|---------------|------------------|------------------|--------------|------------------|
| <b>Repairs &amp; Maintenance</b>       |                 |                 |               |                  |                  |              |                  |
| 6000 - Maintenance/Repairs General     | -               | 166.67          | 166.67        | 1,210.09         | 833.33           | (376.76)     | 2,000.00         |
| 6040 - Pest Control - Interior         | 539.75          | 268.42          | (271.33)      | 1,610.50         | 1,342.08         | (268.42)     | 3,221.00         |
| 6041 - Rodent Control                  | 50.00           | 50.00           | -             | 250.00           | 250.00           | -            | 600.00           |
| 6101 - Lawn\Shrub\Irrigation Contract  | 3,578.00        | 3,578.67        | .67           | 17,890.00        | 17,893.33        | 3.33         | 42,944.00        |
| 6103 - Landscape Replacement/Supplies  | -               | 141.67          | 141.67        | -                | 708.33           | 708.33       | 1,700.00         |
| 6104 - Palm Trees over 15'             | -               | 291.67          | 291.67        | -                | 1,458.33         | 1,458.33     | 3,500.00         |
| 6105 - Misc.Tree Trimming              | -               | 83.33           | 83.33         | 1,300.00         | 416.67           | (883.33)     | 1,000.00         |
| 6106 - Common Area Mulch               | -               | 176.67          | 176.67        | 2,162.00         | 883.33           | (1,278.67)   | 2,120.00         |
| 6107 - Repair Lamp Poles               | 168.32          | 58.33           | (109.99)      | 168.32           | 291.67           | 123.35       | 700.00           |
| 6109 - Irrigation Repairs              | -               | 208.33          | 208.33        | -                | 1,041.67         | 1,041.67     | 2,500.00         |
| 6120 - Tree Replacement                | -               | 83.33           | 83.33         | 900.00           | 416.67           | (483.33)     | 1,000.00         |
| <b>Total Repairs &amp; Maintenance</b> | <b>4,336.07</b> | <b>5,107.09</b> | <b>771.02</b> | <b>25,490.91</b> | <b>25,535.41</b> | <b>44.50</b> | <b>61,285.00</b> |

|                                |                 |               |                   |                 |                 |                 |                 |
|--------------------------------|-----------------|---------------|-------------------|-----------------|-----------------|-----------------|-----------------|
| <b>Pool &amp; Cabana</b>       |                 |               |                   |                 |                 |                 |                 |
| 6201 - Pool Contract/Repairs   | 636.92          | 418.42        | (218.50)          | 2,213.10        | 2,092.08        | (121.02)        | 5,021.00        |
| 6203 - Pool Heater Contract    | 395.00          | 33.92         | (361.08)          | 395.00          | 169.58          | (225.42)        | 407.00          |
| 6205 - Pool Cabana Cleaning    | 200.00          | 216.67        | 16.67             | 1,100.00        | 1,083.33        | (16.67)         | 2,600.00        |
| 6206 - Pool Pavers             | 660.00          | 83.33         | (576.67)          | 660.00          | 416.67          | (243.33)        | 1,000.00        |
| <b>Total Pool &amp; Cabana</b> | <b>1,891.92</b> | <b>752.34</b> | <b>(1,139.58)</b> | <b>4,368.10</b> | <b>3,761.66</b> | <b>(606.44)</b> | <b>9,028.00</b> |

# Jacaranda Country Club Villas Condominium Association, Inc.

## Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

|                                       | Current Period   |                  |                 | Year To Date      |                    |                   | Annual Budget      |
|---------------------------------------|------------------|------------------|-----------------|-------------------|--------------------|-------------------|--------------------|
|                                       | Actual           | Budget           | Variance        | Actual            | Budget             | Variance          |                    |
| <b>Operating Expense</b>              |                  |                  |                 |                   |                    |                   |                    |
| <b>Utilities</b>                      |                  |                  |                 |                   |                    |                   |                    |
| 7100 - Water/Sewer                    | 734.63           | 145.83           | (588.80)        | 1,192.21          | 729.17             | (463.04)          | 1,750.00           |
| 7200 - Electricity                    | 449.51           | 616.67           | 167.16          | 3,810.63          | 3,083.33           | (727.30)          | 7,400.00           |
| <b>Total Utilities</b>                | <b>1,184.14</b>  | <b>762.50</b>    | <b>(421.64)</b> | <b>5,002.84</b>   | <b>3,812.50</b>    | <b>(1,190.34)</b> | <b>9,150.00</b>    |
| <b>Other</b>                          |                  |                  |                 |                   |                    |                   |                    |
| 8050 - Pooled Reserves                | -                | -                | -               | (10,559.50)       | 10,559.50          | 21,119.00         | 21,119.00          |
| 8100 - Reserve Interest               | (116.23)         | -                | 116.23          | (903.34)          | -                  | 903.34            | -                  |
| 9050 - Reserves Contribution Transfer | 116.23           | -                | (116.23)        | 11,462.84         | 10,559.50          | (903.34)          | 21,119.00          |
| <b>Total Other</b>                    | <b>-</b>         | <b>-</b>         | <b>-</b>        | <b>-</b>          | <b>21,119.00</b>   | <b>21,119.00</b>  | <b>42,238.00</b>   |
| <b>Total Expense</b>                  | <b>36,014.71</b> | <b>35,200.10</b> | <b>(814.61)</b> | <b>179,332.73</b> | <b>197,119.40</b>  | <b>17,786.67</b>  | <b>464,639.00</b>  |
| <b>Operating Net Total</b>            | <b>(554.45)</b>  | <b>(.02)</b>     | <b>(554.43)</b> | <b>(1,398.39)</b> | <b>(21,118.98)</b> | <b>19,720.59</b>  | <b>(42,238.00)</b> |
| <b>Net Total</b>                      | <b>(554.45)</b>  | <b>(.02)</b>     | <b>(554.43)</b> | <b>(1,398.39)</b> | <b>(21,118.98)</b> | <b>19,720.59</b>  | <b>(42,238.00)</b> |

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.**  
**Reserve Balances**  
**May 31, 2024**

|                               | Balance<br>1/1/24   | YTD<br>Contribution | YTD<br>Allocation | YTD<br>Expense     | YTD<br>Interest | Current<br>Balance |
|-------------------------------|---------------------|---------------------|-------------------|--------------------|-----------------|--------------------|
| <b>3525.01 Capital Assets</b> | \$ 97,011.23        | \$ 10,559.50        | \$ -              | \$ (40,307.86)     | \$ 903.34       | \$ 68,166.21       |
| <b>Total Reserves</b>         | <u>\$ 97,011.23</u> | <u>10,559.50</u>    | <u>-</u>          | <u>(40,307.86)</u> | <u>903.34</u>   | <u>68,166.21</u>   |

**Expense Details**

|  |                     |
|--|---------------------|
| 2/20/24 Claro Reimbursement - (2) faucets;<br>(3) pool umbrellas and bases | \$ 713.72           |
| 3/18/24 D. Prince Reimbursement - Exterior<br>Light Posts for front wall   | \$ 304.53           |
| 4/9/24 Southwest Pools-Renovation Project<br>60% Deposit                   | \$ 19,800.00        |
| 4/9/24 Southwest Pools-Renovation Project;<br>pool liner final             | \$ 15,200.00        |
| 4/18/24 Southwest Pools-Renovation Project<br>ADD non-skid tiles           | \$ 3,120.00         |
| 5/16/24 Casual Craft Patio - three round<br>patio tables for the pool      | \$ 1,169.61         |
| <b>Total</b>   | <b>\$ 40,307.86</b> |

**Allocation Details**

|              |             |
|--------------|-------------|
|              | -           |
| <b>Total</b> | <b>\$ -</b> |