

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL REPORTS
June 30, 2024**

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Prepared By: Sunstate Association Management Group, Inc.

Jacaranda Country Club Villas Condominium Association, Inc.

Balance Sheet as of 6/30/2024

Assets	Operating	Reserve	Total
Assets			
1005 - Centennial OP 7180	\$92,092.98		\$92,092.98
1006 - Centennial Bank OP ICS 7800	\$113,501.81		\$113,501.81
1012 - Centennial MM 7199		\$68,277.96	\$68,277.96
1200 - Accounts Receivable	\$40.00		\$40.00
1400 - Prepaid Insurance	\$259,609.84		\$259,609.84
Total Assets	\$465,244.63	\$68,277.96	\$533,522.59
Total Assets	\$465,244.63	\$68,277.96	\$533,522.59
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$4,902.91		\$4,902.91
2025 - Prepaid Assessments	\$51,633.65		\$51,633.65
2035 - Note Payable-IPFS/Insurance	\$283,210.73		\$283,210.73
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)		\$68,277.96	\$68,277.96
Total Liabilities	\$391,611.98	\$68,277.96	\$459,889.94
Equity			
3600 - Beg Fund Bal - Operating	\$68,405.93		\$68,405.93
3901 - Prior Year Adjustment	\$1,832.41		\$1,832.41
3999 - Net Income	\$3,394.30		\$3,394.30
Total Equity	\$73,632.64		\$73,632.64
Total Liabilities / Equity	\$465,244.62	\$68,277.96	\$533,522.58

Jacaranda Country Club Villas Condominium Association, Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Maintenance Fees	35,200.08	35,200.08	-	211,200.50	211,200.50	-	422,401.00
4050 - Reserve Income	-	-	-	10,559.50	10,559.50	-	21,119.00
4245 - Reserve Interest Income	111.75	-	111.75	1,015.09	-	1,015.09	-
4250 - Interest Income	193.12	-	193.12	1,496.04	-	1,496.04	-
4280 - Misc. Income	(.10)	-	(.10)	630.90	-	630.90	-
Total Income	35,504.85	35,200.08	304.77	224,902.03	221,760.00	3,142.03	443,520.00
Total Income	35,504.85	35,200.08	304.77	224,902.03	221,760.00	3,142.03	443,520.00

Operating Expense

Administrative							
5010 - Legal Fees	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
5011 - Accounting	-	25.00	25.00	300.00	150.00	(150.00)	300.00
5020 - Management Fees	1,195.00	1,195.00	-	7,170.00	7,170.00	-	14,340.00
5040 - Income Tax	-	-	-	479.00	-	(479.00)	-
5100 - Administrative	437.58	250.00	(187.58)	2,016.91	1,500.00	(516.91)	3,000.00
5150 - Insurance	22,632.17	25,573.83	2,941.66	150,501.44	153,443.00	2,941.56	306,886.00
5155 - Insurance Appraisal	-	50.00	50.00	600.00	300.00	(300.00)	600.00
5210 - LOC Bank Charges	-	106.67	106.67	1,523.00	640.00	(883.00)	1,280.00
5300 - Division Fees	-	24.00	24.00	288.00	144.00	(144.00)	288.00
5310 - Licenses/Fees	-	41.67	41.67	547.85	250.00	(297.85)	500.00
7700 - Interest Expense-Insurance Loan	968.73	1,062.00	93.27	6,278.16	6,372.00	93.84	12,744.00
Total Administrative	25,233.48	28,578.17	3,344.69	169,704.36	171,469.00	1,764.64	342,938.00

Repairs & Maintenance

6000 - Maintenance/Repairs General	-	166.67	166.67	1,210.09	1,000.00	(210.09)	2,000.00
6040 - Pest Control - Interior	-	268.42	268.42	1,610.50	1,610.50	-	3,221.00
6041 - Rodent Control	50.00	50.00	-	300.00	300.00	-	600.00
6101 - Lawn\Shrub\Irrigation Contract	3,578.00	3,578.67	.67	21,468.00	21,472.00	4.00	42,944.00
6103 - Landscape Replacement/Supplies	-	141.67	141.67	-	850.00	850.00	1,700.00
6104 - Palm Trees over 15'	-	291.67	291.67	-	1,750.00	1,750.00	3,500.00
6105 - Misc.Tree Trimming	500.00	83.33	(416.67)	1,800.00	500.00	(1,300.00)	1,000.00
6106 - Common Area Mulch	-	176.67	176.67	2,162.00	1,060.00	(1,102.00)	2,120.00
6107 - Repair Lamp Poles	-	58.33	58.33	168.32	350.00	181.68	700.00
6109 - Irrigation Repairs	-	208.33	208.33	-	1,250.00	1,250.00	2,500.00
6120 - Tree Replacement	-	83.33	83.33	900.00	500.00	(400.00)	1,000.00
Total Repairs & Maintenance	4,128.00	5,107.09	979.09	29,618.91	30,642.50	1,023.59	61,285.00

Pool & Cabana

6201 - Pool Contract/Repairs	401.00	418.42	17.42	2,614.10	2,510.50	(103.60)	5,021.00
6203 - Pool Heater Contract	-	33.92	33.92	395.00	203.50	(191.50)	407.00
6205 - Pool Cabana Cleaning	200.00	216.67	16.67	1,300.00	1,300.00	-	2,600.00

Jacaranda Country Club Villas Condominium Association, Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6206 - Pool Pavers	-	83.33	83.33	660.00	500.00	(160.00)	1,000.00
Total Pool & Cabana	601.00	752.34	151.34	4,969.10	4,514.00	(455.10)	9,028.00
Utilities							
7100 - Water/Sewer	83.90	145.83	61.93	1,276.11	875.00	(401.11)	1,750.00
7200 - Electricity	554.03	616.67	62.64	4,364.66	3,700.00	(664.66)	7,400.00
Total Utilities	637.93	762.50	124.57	5,640.77	4,575.00	(1,065.77)	9,150.00
Other							
9050 - Reserves Contribution Transfer	111.75	-	(111.75)	11,574.59	10,559.50	(1,015.09)	21,119.00
Total Other	111.75	-	(111.75)	11,574.59	10,559.50	(1,015.09)	21,119.00
Total Expense	30,712.16	35,200.10	4,487.94	221,507.73	221,760.00	252.27	443,520.00
Operating Net Total	4,792.69	(.02)	4,792.71	3,394.30	-	3,394.30	-
Net Total	4,792.69	(.02)	4,792.71	3,394.30	-	3,394.30	-

JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
June 30, 2024

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3525.01 Capital Assets	\$ 97,011.23	\$ 10,559.50	\$ -	\$ (40,307.86)	\$ 1,015.09	\$ 68,277.96
Total Reserves	<u>\$ 97,011.23</u>	<u>10,559.50</u>	<u>-</u>	<u>(40,307.86)</u>	<u>1,015.09</u>	<u>68,277.96</u>

Expense Details

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

Allocation Details

Total	\$ -
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