

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

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

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RESERVE BALANCES

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

# Jacaranda Country Club Villas Condominium Association, Inc.

Balance Sheet as of 7/31/2024

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Assets</b>			
1005 - Centennial OP 7180	\$96,442.74		\$96,442.74
1006 - Centennial Bank OP ICS 7800	\$138,184.74		\$138,184.74
1012 - Centennial MM 7199		\$73,675.39	\$73,675.39
1200 - Accounts Receivable	\$1,780.90		\$1,780.90
1400 - Prepaid Insurance	\$236,008.95		\$236,008.95
<b>Total Assets</b>	<b>\$472,417.33</b>	<b>\$73,675.39</b>	<b>\$546,092.72</b>
<b>Total Assets</b>	<b>\$472,417.33</b>	<b>\$73,675.39</b>	<b>\$546,092.72</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
2000 - Accounts Payable	\$8,245.66		\$8,245.66
2010 - Pre-Collected Maint Fee	\$70,400.16		\$70,400.16
2025 - Prepaid Assessments	\$8,722.60		\$8,722.60
2035 - Note Payable-IPFS/Insurance	\$257,454.30		\$257,454.30
2111 - 2023 S/A Hurricane - Income	\$277,848.00		\$277,848.00
2112 - 2023 S/A Hurricane - Expenses	(\$229,561.31)		(\$229,561.31)
3550 - Capital Assets (Reserves)		\$73,675.39	\$73,675.39
<b>Total Liabilities</b>	<b>\$393,109.41</b>	<b>\$73,675.39</b>	<b>\$466,784.80</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	\$9,069.58		\$9,069.58
<b>Total Equity</b>	<b>\$79,307.92</b>		<b>\$79,307.92</b>
<b>Total Liabilities / Equity</b>	<b>\$472,417.33</b>	<b>\$73,675.39</b>	<b>\$546,092.72</b>

# Jacaranda Country Club Villas Condominium Association, Inc.

## Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Maintenance Fees	35,200.09	35,200.09	-	246,400.59	246,400.59	-	422,401.00
4050 - Reserve Income	5,279.75	5,279.75	-	15,839.25	15,839.25	-	21,119.00
4245 - Reserve Interest Income	117.68	-	117.68	1,132.77	-	1,132.77	-
4250 - Interest Income	335.24	-	335.24	1,831.28	-	1,831.28	-
4280 - Misc. Income	332.10	-	332.10	963.00	-	963.00	-
<b>Total Income</b>	<b>41,264.86</b>	<b>40,479.84</b>	<b>785.02</b>	<b>266,166.89</b>	<b>262,239.84</b>	<b>3,927.05</b>	<b>443,520.00</b>
<b>Total Income</b>	<b>41,264.86</b>	<b>40,479.84</b>	<b>785.02</b>	<b>266,166.89</b>	<b>262,239.84</b>	<b>3,927.05</b>	<b>443,520.00</b>

## Operating Expense

<b>Administrative</b>							
5010 - Legal Fees	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
5011 - Accounting	-	25.00	25.00	300.00	175.00	(125.00)	300.00
5020 - Management Fees	1,195.00	1,195.00	-	8,365.00	8,365.00	-	14,340.00
5040 - Income Tax	-	-	-	479.00	-	(479.00)	-
5100 - Administrative	131.61	250.00	118.39	2,148.52	1,750.00	(398.52)	3,000.00
5150 - Insurance	22,632.16	25,573.84	2,941.68	173,133.59	179,016.84	5,883.25	306,886.00
5155 - Insurance Appraisal	-	50.00	50.00	600.00	350.00	(250.00)	600.00
5210 - LOC Bank Charges	-	106.66	106.66	1,523.00	746.66	(776.34)	1,280.00
5300 - Division Fees	-	24.00	24.00	288.00	168.00	(120.00)	288.00
5310 - Licenses/Fees	-	41.66	41.66	547.85	291.66	(256.19)	500.00
7700 - Interest Expense-Insurance Loan	968.73	1,062.00	93.27	7,246.89	7,434.00	187.11	12,744.00
<b>Total Administrative</b>	<b>24,927.50</b>	<b>28,578.16</b>	<b>3,650.66</b>	<b>194,631.85</b>	<b>200,047.16</b>	<b>5,415.31</b>	<b>342,938.00</b>

<b>Repairs &amp; Maintenance</b>							
6000 - Maintenance/Repairs General	95.00	166.66	71.66	1,305.09	1,166.66	(138.43)	2,000.00
6040 - Pest Control - Interior	-	268.41	268.41	1,610.50	1,878.91	268.41	3,221.00
6041 - Rodent Control	50.00	50.00	-	350.00	350.00	-	600.00
6101 - Lawn\Shrub\Irrigation Contract	3,578.00	3,578.66	.66	25,046.00	25,050.66	4.66	42,944.00
6103 - Landscape Replacement/Supplies	-	141.66	141.66	-	991.66	991.66	1,700.00
6104 - Palm Trees over 15'	-	291.66	291.66	-	2,041.66	2,041.66	3,500.00
6105 - Misc.Tree Trimming	-	83.34	83.34	1,800.00	583.34	(1,216.66)	1,000.00
6106 - Common Area Mulch	-	176.66	176.66	2,162.00	1,236.66	(925.34)	2,120.00
6107 - Repair Lamp Poles	47.90	58.34	10.44	216.22	408.34	192.12	700.00
6109 - Irrigation Repairs	-	208.34	208.34	-	1,458.34	1,458.34	2,500.00
6120 - Tree Replacement	-	83.34	83.34	900.00	583.34	(316.66)	1,000.00
<b>Total Repairs &amp; Maintenance</b>	<b>3,770.90</b>	<b>5,107.07</b>	<b>1,336.17</b>	<b>33,389.81</b>	<b>35,749.57</b>	<b>2,359.76</b>	<b>61,285.00</b>

<b>Pool &amp; Cabana</b>							
6201 - Pool Contract/Repairs	507.00	418.41	(88.59)	3,121.10	2,928.91	(192.19)	5,021.00
6203 - Pool Heater Contract	-	33.91	33.91	395.00	237.41	(157.59)	407.00
6205 - Pool Cabana Cleaning	250.00	216.66	(33.34)	1,550.00	1,516.66	(33.34)	2,600.00

# Jacaranda Country Club Villas Condominium Association, Inc.

## Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
6206 - Pool Pavers	-	83.34	83.34	660.00	583.34	(76.66)	1,000.00
<b>Total Pool &amp; Cabana</b>	<b>757.00</b>	<b>752.32</b>	<b>(4.68)</b>	<b>5,726.10</b>	<b>5,266.32</b>	<b>(459.78)</b>	<b>9,028.00</b>
<b>Utilities</b>							
7100 - Water/Sewer	75.29	145.84	70.55	1,351.40	1,020.84	(330.56)	1,750.00
7200 - Electricity	661.47	616.66	(44.81)	5,026.13	4,316.66	(709.47)	7,400.00
<b>Total Utilities</b>	<b>736.76</b>	<b>762.50</b>	<b>25.74</b>	<b>6,377.53</b>	<b>5,337.50</b>	<b>(1,040.03)</b>	<b>9,150.00</b>
<b>Other</b>							
9050 - Reserves Contribution Transfer	5,397.43	5,279.75	(117.68)	16,972.02	15,839.25	(1,132.77)	21,119.00
<b>Total Other</b>	<b>5,397.43</b>	<b>5,279.75</b>	<b>(117.68)</b>	<b>16,972.02</b>	<b>15,839.25</b>	<b>(1,132.77)</b>	<b>21,119.00</b>
<b>Total Expense</b>	<b>35,589.59</b>	<b>40,479.80</b>	<b>4,890.21</b>	<b>257,097.31</b>	<b>262,239.80</b>	<b>5,142.49</b>	<b>443,520.00</b>
<b>Operating Net Total</b>	<b>5,675.27</b>	<b>.04</b>	<b>5,675.23</b>	<b>9,069.58</b>	<b>.04</b>	<b>9,069.54</b>	<b>-</b>
<b>Net Total</b>	<b>5,675.27</b>	<b>.04</b>	<b>5,675.23</b>	<b>9,069.58</b>	<b>.04</b>	<b>9,069.54</b>	<b>-</b>

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

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>3525.01 Capital Assets</b>	\$ 97,011.23	\$ 15,839.25	\$ -	\$ (40,307.86)	\$ 1,132.77	\$ 73,675.39
<b>Total Reserves</b>	<u>\$ 97,011.23</u>	<u>15,839.25</u>	<u>-</u>	<u>(40,307.86)</u>	<u>1,132.77</u>	<u>73,675.39</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
<b>Total</b>	<b>\$ 40,307.86</b>

**Allocation Details**

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