

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

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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 8/31/2024

Assets	Operating	Reserve	Total
Assets			
1005 - Centennial OP 7180	\$92,615.03		\$92,615.03
1006 - Centennial Bank OP ICS 7800	\$108,864.41		\$108,864.41
1012 - Centennial MM 7199		\$73,800.20	\$73,800.20
1200 - Accounts Receivable	\$141.50		\$141.50
1400 - Prepaid Insurance	\$212,408.06		\$212,408.06
Total Assets	\$414,029.00	\$73,800.20	\$487,829.20
Total Assets	\$414,029.00	\$73,800.20	\$487,829.20
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$5,033.59	\$1,495.00	\$6,528.59
2010 - Pre-Collected Maint Fee	\$35,200.08		\$35,200.08
2025 - Prepaid Assessments	\$9,236.60		\$9,236.60
2035 - Note Payable-IPFS/Insurance	\$231,707.87		\$231,707.87
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)		\$72,305.20	\$72,305.20
Total Liabilities	\$329,464.83	\$73,800.20	\$403,265.03
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	\$14,325.83		\$14,325.83
Total Equity	\$84,564.17		\$84,564.17
Total Liabilities / Equity	\$414,029.00	\$73,800.20	\$487,829.20

Jacaranda Country Club Villas Condominium Association, Inc.

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	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	-	281,600.67	281,600.67	-	422,401.00
4050 - Reserve Income	-	-	-	15,839.25	15,839.25	-	21,119.00
4245 - Reserve Interest Income	124.81	-	124.81	1,257.58	-	1,257.58	-
4250 - Interest Income	266.04	-	266.04	2,097.32	-	2,097.32	-
4280 - Misc. Income	100.60	-	100.60	1,063.60	-	1,063.60	-
Total Income	35,691.53	35,200.08	491.45	301,858.42	297,439.92	4,418.50	443,520.00
Total Income	35,691.53	35,200.08	491.45	301,858.42	297,439.92	4,418.50	443,520.00

Operating Expense

Administrative							
5010 - Legal Fees	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
5011 - Accounting	-	25.00	25.00	300.00	200.00	(100.00)	300.00
5020 - Management Fees	1,195.00	1,195.00	-	9,560.00	9,560.00	-	14,340.00
5040 - Income Tax	-	-	-	479.00	-	(479.00)	-
5100 - Administrative	145.99	250.00	104.01	2,294.51	2,000.00	(294.51)	3,000.00
5150 - Insurance	22,632.16	25,573.83	2,941.67	195,765.75	204,590.67	8,824.92	306,886.00
5155 - Insurance Appraisal	-	50.00	50.00	600.00	400.00	(200.00)	600.00
5210 - LOC Bank Charges	-	106.67	106.67	1,523.00	853.33	(669.67)	1,280.00
5300 - Division Fees	-	24.00	24.00	288.00	192.00	(96.00)	288.00
5310 - Licenses/Fees	-	41.67	41.67	547.85	333.33	(214.52)	500.00
7700 - Interest Expense-Insurance Loan	968.73	1,062.00	93.27	8,215.62	8,496.00	280.38	12,744.00
Total Administrative	24,941.88	28,578.17	3,636.29	219,573.73	228,625.33	9,051.60	342,938.00

Repairs & Maintenance

6000 - Maintenance/Repairs General	-	166.67	166.67	1,305.09	1,333.33	28.24	2,000.00
6040 - Pest Control - Interior	539.75	268.42	(271.33)	2,150.25	2,147.33	(2.92)	3,221.00
6041 - Rodent Control	50.00	50.00	-	400.00	400.00	-	600.00
6101 - Lawn\Shrub\Irrigation Contract	3,578.00	3,578.67	.67	28,624.00	28,629.33	5.33	42,944.00
6103 - Landscape Replacement/Supplies	-	141.67	141.67	-	1,133.33	1,133.33	1,700.00
6104 - Palm Trees over 15'	-	291.67	291.67	-	2,333.33	2,333.33	3,500.00
6105 - Misc.Tree Trimming	-	83.33	83.33	1,800.00	666.67	(1,133.33)	1,000.00
6106 - Common Area Mulch	-	176.67	176.67	2,162.00	1,413.33	(748.67)	2,120.00
6107 - Repair Lamp Poles	-	58.33	58.33	216.22	466.67	250.45	700.00
6109 - Irrigation Repairs	-	208.33	208.33	-	1,666.67	1,666.67	2,500.00
6120 - Tree Replacement	-	83.33	83.33	900.00	666.67	(233.33)	1,000.00
Total Repairs & Maintenance	4,167.75	5,107.09	939.34	37,557.56	40,856.66	3,299.10	61,285.00

Pool & Cabana

6201 - Pool Contract/Repairs	335.00	418.42	83.42	3,456.10	3,347.33	(108.77)	5,021.00
6203 - Pool Heater Contract	-	33.92	33.92	395.00	271.33	(123.67)	407.00
6205 - Pool Cabana Cleaning	200.00	216.67	16.67	1,750.00	1,733.33	(16.67)	2,600.00

Jacaranda Country Club Villas Condominium Association, Inc.

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6206 - Pool Pavers	-	83.33	83.33	660.00	666.67	6.67	1,000.00
Total Pool & Cabana	535.00	752.34	217.34	6,261.10	6,018.66	(242.44)	9,028.00
Utilities							
7100 - Water/Sewer	75.29	145.83	70.54	1,426.69	1,166.67	(260.02)	1,750.00
7200 - Electricity	590.55	616.67	26.12	5,616.68	4,933.33	(683.35)	7,400.00
Total Utilities	665.84	762.50	96.66	7,043.37	6,100.00	(943.37)	9,150.00
Other							
9050 - Reserves Contribution Transfer	124.81	-	(124.81)	17,096.83	15,839.25	(1,257.58)	21,119.00
Total Other	124.81	-	(124.81)	17,096.83	15,839.25	(1,257.58)	21,119.00
Total Expense	30,435.28	35,200.10	4,764.82	287,532.59	297,439.90	9,907.31	443,520.00
Operating Net Total	5,256.25	(.02)	5,256.27	14,325.83	.02	14,325.81	-
Net Total	5,256.25	(.02)	5,256.27	14,325.83	.02	14,325.81	-

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

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3525.01 Capital Assets	\$ 97,011.23	\$ 15,839.25	\$ -	\$ (40,307.86)	\$ 1,257.58	\$ 73,800.20
Total Reserves	\$ 97,011.23	15,839.25	-	(40,307.86)	1,257.58	73,800.20

Expense Details	Accounts Payable	
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	
8/25/24 Gulfstar Pools - Housing Filter	\$ -	1,495.00
Total	\$ 40,307.86	\$ 1,495.00

Allocation Details
Total
\$ -