

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
September 30, 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 9/30/2024

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Assets</b>			
1001 - Truist OP 5495	\$1,540.00		\$1,540.00
1005 - Centennial OP 7180	\$92,321.83		\$92,321.83
1006 - Centennial Bank OP ICS 7800	\$111,727.55		\$111,727.55
1012 - Centennial MM 7199		\$69,154.90	\$69,154.90
1200 - Accounts Receivable	\$40.10		\$40.10
1400 - Prepaid Insurance	\$188,807.16		\$188,807.16
<b>Total Assets</b>	<b>\$394,436.64</b>	<b>\$69,154.90</b>	<b>\$463,591.54</b>
<b>Total Assets</b>	<b>\$394,436.64</b>	<b>\$69,154.90</b>	<b>\$463,591.54</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
2000 - Accounts Payable	\$600.64		\$600.64
2025 - Prepaid Assessments	\$49,750.50		\$49,750.50
2035 - Note Payable-IPFS/Insurance	\$205,956.44		\$205,956.44
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)		\$69,154.90	\$69,154.90
<b>Total Liabilities</b>	<b>\$304,594.27</b>	<b>\$69,154.90</b>	<b>\$373,749.17</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	\$19,604.03		\$19,604.03
<b>Total Equity</b>	<b>\$89,842.37</b>		<b>\$89,842.37</b>
<b>Total Liabilities / Equity</b>	<b>\$394,436.64</b>	<b>\$69,154.90</b>	<b>\$463,591.54</b>

# Jacaranda Country Club Villas Condominium Association, Inc.

## Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	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	-	316,800.75	316,800.75	-	422,401.00
4050 - Reserve Income	-	-	-	15,839.25	15,839.25	-	21,119.00
4245 - Reserve Interest Income	117.60	-	117.60	1,375.18	-	1,375.18	-
4250 - Interest Income	203.17	-	203.17	2,300.49	-	2,300.49	-
4280 - Misc. Income	(101.30)	-	(101.30)	962.30	-	962.30	-
<b>Total Income</b>	<b>35,419.55</b>	<b>35,200.08</b>	<b>219.47</b>	<b>337,277.97</b>	<b>332,640.00</b>	<b>4,637.97</b>	<b>443,520.00</b>
<b>Total Income</b>	<b>35,419.55</b>	<b>35,200.08</b>	<b>219.47</b>	<b>337,277.97</b>	<b>332,640.00</b>	<b>4,637.97</b>	<b>443,520.00</b>

## Operating Expense

<b>Administrative</b>							
5010 - Legal Fees	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
5011 - Accounting	-	25.00	25.00	300.00	225.00	(75.00)	300.00
5020 - Management Fees	1,195.00	1,195.00	-	10,755.00	10,755.00	-	14,340.00
5040 - Income Tax	-	-	-	479.00	-	(479.00)	-
5100 - Administrative	432.71	250.00	(182.71)	2,727.22	2,250.00	(477.22)	3,000.00
5150 - Insurance	22,632.17	25,573.83	2,941.66	218,397.92	230,164.50	11,766.58	306,886.00
5155 - Insurance Appraisal	-	50.00	50.00	600.00	450.00	(150.00)	600.00
5210 - LOC Bank Charges	-	106.67	106.67	1,523.00	960.00	(563.00)	1,280.00
5300 - Division Fees	-	24.00	24.00	288.00	216.00	(72.00)	288.00
5310 - Licenses/Fees	-	41.67	41.67	547.85	375.00	(172.85)	500.00
7700 - Interest Expense-Insurance Loan	968.73	1,062.00	93.27	9,184.35	9,558.00	373.65	12,744.00
<b>Total Administrative</b>	<b>25,228.61</b>	<b>28,578.17</b>	<b>3,349.56</b>	<b>244,802.34</b>	<b>257,203.50</b>	<b>12,401.16</b>	<b>342,938.00</b>

## Repairs & Maintenance

6000 - Maintenance/Repairs General	59.87	166.67	106.80	1,364.96	1,500.00	135.04	2,000.00
6040 - Pest Control - Interior	-	268.42	268.42	2,150.25	2,415.75	265.50	3,221.00
6041 - Rodent Control	-	50.00	50.00	400.00	450.00	50.00	600.00
6101 - Lawn/Shrub/Irrigation Contract	3,578.00	3,578.67	.67	32,202.00	32,208.00	6.00	42,944.00
6103 - Landscape Replacement/Supplies	-	141.67	141.67	-	1,275.00	1,275.00	1,700.00
6104 - Palm Trees over 15'	-	291.67	291.67	-	2,625.00	2,625.00	3,500.00
6105 - Misc.Tree Trimming	-	83.33	83.33	1,800.00	750.00	(1,050.00)	1,000.00
6106 - Common Area Mulch	-	176.67	176.67	2,162.00	1,590.00	(572.00)	2,120.00
6107 - Repair Lamp Poles	91.42	58.33	(33.09)	307.64	525.00	217.36	700.00
6109 - Irrigation Repairs	-	208.33	208.33	-	1,875.00	1,875.00	2,500.00
6120 - Tree Replacement	-	83.33	83.33	900.00	750.00	(150.00)	1,000.00
<b>Total Repairs &amp; Maintenance</b>	<b>3,729.29</b>	<b>5,107.09</b>	<b>1,377.80</b>	<b>41,286.85</b>	<b>45,963.75</b>	<b>4,676.90</b>	<b>61,285.00</b>

## Pool & Cabana

6201 - Pool Contract/Repairs	465.21	418.42	(46.79)	3,921.31	3,765.75	(155.56)	5,021.00
6203 - Pool Heater Contract	-	33.92	33.92	395.00	305.25	(89.75)	407.00
6205 - Pool Cabana Cleaning	-	216.67	216.67	1,750.00	1,950.00	200.00	2,600.00

# Jacaranda Country Club Villas Condominium Association, Inc.

## Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
6206 - Pool Pavers	-	83.33	83.33	660.00	750.00	90.00	1,000.00
<b>Total Pool &amp; Cabana</b>	<b>465.21</b>	<b>752.34</b>	<b>287.13</b>	<b>6,726.31</b>	<b>6,771.00</b>	<b>44.69</b>	<b>9,028.00</b>
<b>Utilities</b>							
7100 - Water/Sewer	83.90	145.83	61.93	1,510.59	1,312.50	(198.09)	1,750.00
7200 - Electricity	516.74	616.67	99.93	6,133.42	5,550.00	(583.42)	7,400.00
<b>Total Utilities</b>	<b>600.64</b>	<b>762.50</b>	<b>161.86</b>	<b>7,644.01</b>	<b>6,862.50</b>	<b>(781.51)</b>	<b>9,150.00</b>
<b>Other</b>							
9050 - Reserves Contribution Transfer	117.60	-	(117.60)	17,214.43	15,839.25	(1,375.18)	21,119.00
<b>Total Other</b>	<b>117.60</b>	<b>-</b>	<b>(117.60)</b>	<b>17,214.43</b>	<b>15,839.25</b>	<b>(1,375.18)</b>	<b>21,119.00</b>
<b>Total Expense</b>	<b>30,141.35</b>	<b>35,200.10</b>	<b>5,058.75</b>	<b>317,673.94</b>	<b>332,640.00</b>	<b>14,966.06</b>	<b>443,520.00</b>
<b>Operating Net Total</b>	<b>5,278.20</b>	<b>(.02)</b>	<b>5,278.22</b>	<b>19,604.03</b>	<b>-</b>	<b>19,604.03</b>	<b>-</b>
<b>Net Total</b>	<b>5,278.20</b>	<b>(.02)</b>	<b>5,278.22</b>	<b>19,604.03</b>	<b>-</b>	<b>19,604.03</b>	<b>-</b>

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.**  
**Reserve Balances**  
**September 30, 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	\$ -	\$ (45,070.76)	\$ 1,375.18	\$ 69,154.90
<b>Total Reserves</b>	<u>\$ 97,011.23</u>	<u>15,839.25</u>	<u>-</u>	<u>(45,070.76)</u>	<u>1,375.18</u>	<u>69,154.90</u>

**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
9/9/24 Gulfstar Pools - PH Feeder	\$	700.00
9/21/24 Weblife Stores - Mailbox	\$	2,567.90

	<b>Total \$</b>	<b>45,070.76</b>		<b>\$</b>	<b>-</b>
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**Allocation Details**

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