

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

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Jacaranda Country Club Villas Condominium Association, Inc.

Balance Sheet as of 10/31/2024

Assets	Operating	Reserve	Total
Assets			
1001 - Truist OP 5495	\$6,160.04		\$6,160.04
1005 - Centennial OP 7180	\$99,771.17		\$99,771.17
1006 - Centennial Bank OP ICS 7800	\$117,003.22		\$117,003.22
1012 - Centennial MM 7199		\$74,553.82	\$74,553.82
1200 - Accounts Receivable	\$4,700.20		\$4,700.20
1400 - Prepaid Insurance	\$165,206.26		\$165,206.26
Total Assets	\$392,840.89	\$74,553.82	\$467,394.71
Total Assets	\$392,840.89	\$74,553.82	\$467,394.71
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$8,652.71		\$8,652.71
2010 - Pre-Collected Maint Fee	\$70,400.17		\$70,400.17
2025 - Prepaid Assessments	\$6,976.80		\$6,976.80
2035 - Note Payable-IPFS/Insurance	\$180,205.01		\$180,205.01
2111 - 2023 S/A Hurricane - Income	\$277,848.00		\$277,848.00
2112 - 2023 S/A Hurricane - Expenses	(\$242,270.43)		(\$242,270.43)
3550 - Capital Assets (Reserves)		\$74,553.82	\$74,553.82
Total Liabilities	\$301,812.26	\$74,553.82	\$376,366.08
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	\$20,790.29		\$20,790.29
Total Equity	\$91,028.63		\$91,028.63
Total Liabilities / Equity	\$392,840.89	\$74,553.82	\$467,394.71

Jacaranda Country Club Villas Condominium Association, Inc.

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Maintenance Fees	35,200.08	35,200.09	(.01)	352,000.83	352,000.84	(.01)	422,401.00
4050 - Reserve Income	5,279.75	5,279.75	-	21,119.00	21,119.00	-	21,119.00
4245 - Reserve Interest Income	119.17	-	119.17	1,494.35	-	1,494.35	-
4250 - Interest Income	276.38	-	276.38	2,576.87	-	2,576.87	-
4280 - Misc. Income	-	-	-	962.30	-	962.30	-
Total Income	40,875.38	40,479.84	395.54	378,153.35	373,119.84	5,033.51	443,520.00
Total Income	40,875.38	40,479.84	395.54	378,153.35	373,119.84	5,033.51	443,520.00

Operating Expense

Administrative							
5010 - Legal Fees	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
5011 - Accounting	-	25.00	25.00	300.00	250.00	(50.00)	300.00
5020 - Management Fees	1,195.00	1,195.00	-	11,950.00	11,950.00	-	14,340.00
5040 - Income Tax	-	-	-	479.00	-	(479.00)	-
5100 - Administrative	206.59	250.00	43.41	2,933.81	2,500.00	(433.81)	3,000.00
5150 - Insurance	22,632.17	25,573.84	2,941.67	241,030.09	255,738.34	14,708.25	306,886.00
5155 - Insurance Appraisal	-	50.00	50.00	600.00	500.00	(100.00)	600.00
5210 - LOC Bank Charges	-	106.66	106.66	1,523.00	1,066.66	(456.34)	1,280.00
5300 - Division Fees	-	24.00	24.00	288.00	240.00	(48.00)	288.00
5310 - Licenses/Fees	-	41.66	41.66	547.85	416.66	(131.19)	500.00
7700 - Interest Expense-Insurance Loan	968.73	1,062.00	93.27	10,153.08	10,620.00	466.92	12,744.00
Total Administrative	25,002.49	28,578.16	3,575.67	269,804.83	285,781.66	15,976.83	342,938.00

Repairs & Maintenance							
6000 - Maintenance/Repairs General	267.49	166.66	(100.83)	1,632.45	1,666.66	34.21	2,000.00
6040 - Pest Control - Interior	-	268.41	268.41	2,150.25	2,684.16	533.91	3,221.00
6041 - Rodent Control	100.00	50.00	(50.00)	500.00	500.00	-	600.00
6101 - Lawn\Shrub\Irrigation Contract	3,578.00	3,578.66	.66	35,780.00	35,786.66	6.66	42,944.00
6103 - Landscape Replacement/Supplies	107.48	141.66	34.18	107.48	1,416.66	1,309.18	1,700.00
6104 - Palm Trees over 15'	2,745.00	291.66	(2,453.34)	2,745.00	2,916.66	171.66	3,500.00
6105 - Misc.Tree Trimming	350.00	83.34	(266.66)	2,150.00	833.34	(1,316.66)	1,000.00
6106 - Common Area Mulch	-	176.66	176.66	2,162.00	1,766.66	(395.34)	2,120.00
6107 - Repair Lamp Poles	-	58.34	58.34	307.64	583.34	275.70	700.00
6109 - Irrigation Repairs	-	208.34	208.34	-	2,083.34	2,083.34	2,500.00
6120 - Tree Replacement	-	83.34	83.34	900.00	833.34	(66.66)	1,000.00
7953 - Hurricane Debris Removal	760.00	-	(760.00)	760.00	-	(760.00)	-
Total Repairs & Maintenance	7,907.97	5,107.07	(2,800.90)	49,194.82	51,070.82	1,876.00	61,285.00

Pool & Cabana							
6201 - Pool Contract/Repairs	335.00	418.41	83.41	4,256.31	4,184.16	(72.15)	5,021.00
6203 - Pool Heater Contract	-	33.91	33.91	395.00	339.16	(55.84)	407.00

Jacaranda Country Club Villas Condominium Association, Inc.

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6205 - Pool Cabana Cleaning	450.00	216.66	(233.34)	2,200.00	2,166.66	(33.34)	2,600.00
6206 - Pool Pavers	-	83.34	83.34	660.00	833.34	173.34	1,000.00
Total Pool & Cabana	785.00	752.32	(32.68)	7,511.31	7,523.32	12.01	9,028.00
Utilities							
7100 - Water/Sewer	101.24	145.84	44.60	1,611.83	1,458.34	(153.49)	1,750.00
7200 - Electricity	493.50	616.66	123.16	6,626.92	6,166.66	(460.26)	7,400.00
Total Utilities	594.74	762.50	167.76	8,238.75	7,625.00	(613.75)	9,150.00
Other							
9050 - Reserves Contribution Transfer	5,398.92	5,279.75	(119.17)	22,613.35	21,119.00	(1,494.35)	21,119.00
Total Other	5,398.92	5,279.75	(119.17)	22,613.35	21,119.00	(1,494.35)	21,119.00
Total Expense	39,689.12	40,479.80	790.68	357,363.06	373,119.80	15,756.74	443,520.00
Operating Net Total	1,186.26	.04	1,186.22	20,790.29	.04	20,790.25	-
Net Total	1,186.26	.04	1,186.22	20,790.29	.04	20,790.25	-

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

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3525.01 Capital Assets	\$ 97,011.23	\$ 21,119.00	\$ -	\$ (45,070.76)	\$ 1,494.35	\$ 74,553.82
Total Reserves	\$ 97,011.23	21,119.00	-	(45,070.76)	1,494.35	74,553.82

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
Total	\$ 45,070.76
	\$ -

Allocation Details
Total
\$ -