

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

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RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Jacaranda Country Club Villas Condominium Association, Inc.

Balance Sheet as of 11/30/2024

Assets	Operating	Reserve	Total
Assets			
1001 - Truist OP 5495	\$6,160.09		\$6,160.09
1005 - Centennial OP 7180	\$102,163.39		\$102,163.39
1006 - Centennial Bank OP ICS 7800	\$82,829.86		\$82,829.86
1012 - Centennial MM 7199		\$72,072.07	\$72,072.07
1200 - Accounts Receivable	\$3,207.60		\$3,207.60
1400 - Prepaid Insurance	\$141,605.36		\$141,605.36
Total Assets	\$335,966.30	\$72,072.07	\$408,038.37
Total Assets	\$335,966.30	\$72,072.07	\$408,038.37
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$6,374.54		\$6,374.54
2010 - Pre-Collected Maint Fee	\$35,200.09		\$35,200.09
2025 - Prepaid Assessments	\$7,490.80		\$7,490.80
2035 - Note Payable-IPFS/Insurance	\$154,453.58		\$154,453.58
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)		\$72,072.07	\$72,072.07
Total Liabilities	\$239,096.58	\$72,072.07	\$311,168.65
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	\$26,631.38		\$26,631.38
Total Equity	\$96,869.72		\$96,869.72
Total Liabilities / Equity	\$335,966.30	\$72,072.07	\$408,038.37

Jacaranda Country Club Villas Condominium Association, Inc.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	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	-	387,200.91	387,200.92	(.01)	422,401.00
4050 - Reserve Income	-	-	-	21,119.00	21,119.00	-	21,119.00
4245 - Reserve Interest Income	118.25	-	118.25	1,612.60	-	1,612.60	-
4250 - Interest Income	197.56	-	197.56	2,774.43	-	2,774.43	-
4280 - Misc. Income	47.40	-	47.40	1,009.70	-	1,009.70	-
Total Income	35,563.29	35,200.08	363.21	413,716.64	408,319.92	5,396.72	443,520.00
Total Income	35,563.29	35,200.08	363.21	413,716.64	408,319.92	5,396.72	443,520.00

Operating Expense

Administrative							
5010 - Legal Fees	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
5011 - Accounting	-	25.00	25.00	300.00	275.00	(25.00)	300.00
5020 - Management Fees	1,195.00	1,195.00	-	13,145.00	13,145.00	-	14,340.00
5040 - Income Tax	-	-	-	479.00	-	(479.00)	-
5100 - Administrative	273.51	250.00	(23.51)	3,207.32	2,750.00	(457.32)	3,000.00
5150 - Insurance	22,632.17	25,573.83	2,941.66	263,662.26	281,312.17	17,649.91	306,886.00
5155 - Insurance Appraisal	-	50.00	50.00	600.00	550.00	(50.00)	600.00
5210 - LOC Bank Charges	-	106.67	106.67	1,523.00	1,173.33	(349.67)	1,280.00
5300 - Division Fees	-	24.00	24.00	288.00	264.00	(24.00)	288.00
5310 - Licenses/Fees	-	41.67	41.67	547.85	458.33	(89.52)	500.00
7700 - Interest Expense-Insurance Loan	968.73	1,062.00	93.27	11,121.81	11,682.00	560.19	12,744.00
Total Administrative	25,069.41	28,578.17	3,508.76	294,874.24	314,359.83	19,485.59	342,938.00

Repairs & Maintenance

6000 - Maintenance/Repairs General	75.00	166.67	91.67	1,707.45	1,833.33	125.88	2,000.00
6040 - Pest Control - Interior	531.00	268.42	(262.58)	2,681.25	2,952.58	271.33	3,221.00
6041 - Rodent Control	-	50.00	50.00	500.00	550.00	50.00	600.00
6101 - Lawn\Shrub\Irrigation Contract	-	3,578.67	3,578.67	35,780.00	39,365.33	3,585.33	42,944.00
6103 - Landscape Replacement/Supplies	200.00	141.67	(58.33)	307.48	1,558.33	1,250.85	1,700.00
6104 - Palm Trees over 15'	-	291.67	291.67	2,745.00	3,208.33	463.33	3,500.00
6105 - Misc.Tree Trimming	-	83.33	83.33	2,150.00	916.67	(1,233.33)	1,000.00
6106 - Common Area Mulch	-	176.67	176.67	2,162.00	1,943.33	(218.67)	2,120.00
6107 - Repair Lamp Poles	-	58.33	58.33	307.64	641.67	334.03	700.00
6109 - Irrigation Repairs	-	208.33	208.33	-	2,291.67	2,291.67	2,500.00
6120 - Tree Replacement	-	83.33	83.33	900.00	916.67	16.67	1,000.00
7953 - Hurricane Debris Removal	1,550.00	-	(1,550.00)	2,310.00	-	(2,310.00)	-
Total Repairs & Maintenance	2,356.00	5,107.09	2,751.09	51,550.82	56,177.91	4,627.09	61,285.00

Pool & Cabana

6201 - Pool Contract/Repairs	485.00	418.42	(66.58)	4,741.31	4,602.58	(138.73)	5,021.00
6203 - Pool Heater Contract	-	33.92	33.92	395.00	373.08	(21.92)	407.00

Jacaranda Country Club Villas Condominium Association, Inc.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6205 - Pool Cabana Cleaning	-	216.67	216.67	2,200.00	2,383.33	183.33	2,600.00
6206 - Pool Pavers	900.00	83.33	(816.67)	1,560.00	916.67	(643.33)	1,000.00
Total Pool & Cabana	1,385.00	752.34	(632.66)	8,896.31	8,275.66	(620.65)	9,028.00
Utilities							
7100 - Water/Sewer	117.35	145.83	28.48	1,729.18	1,604.17	(125.01)	1,750.00
7200 - Electricity	676.19	616.67	(59.52)	7,303.11	6,783.33	(519.78)	7,400.00
Total Utilities	793.54	762.50	(31.04)	9,032.29	8,387.50	(644.79)	9,150.00
Other							
9050 - Reserves Contribution Transfer	118.25	-	(118.25)	22,731.60	21,119.00	(1,612.60)	21,119.00
Total Other	118.25	-	(118.25)	22,731.60	21,119.00	(1,612.60)	21,119.00
Total Expense	29,722.20	35,200.10	5,477.90	387,085.26	408,319.90	21,234.64	443,520.00
Operating Net Total	5,841.09	(.02)	5,841.11	26,631.38	.02	26,631.36	-
Net Total	5,841.09	(.02)	5,841.11	26,631.38	.02	26,631.36	-

JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
November 30, 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	\$ -	\$ (47,670.76)	\$ 1,612.60	\$ 72,072.07
Total Reserves	<u>\$ 97,011.23</u>	<u>21,119.00</u>	<u>-</u>	<u>(47,670.76)</u>	<u>1,612.60</u>	<u>72,072.07</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
11/9/24 Respectable Group	\$ 2,600.00
Total	\$ 47,670.76 \$ -

Allocation Details
Total