

Jacaranda Country Club Villas Condominium Association
Approved Budget
January 1, 2025 - December 31, 2025

	2024	2025
	Approved	Approved
	Budget	Budget
INCOME		
4000 · Maintenance Fees	422,401	399,826
4050 · Reserve Income	21,119	23,408
4245 · Reserve Interest Income	0	0
4250 · Interest Income	0	0
4280 · Misc. Income	0	0
4300 · Surplus Carry Forward	0	28,426
Total Income	443,520	451,660
EXPENSE		
Administrative		
5010 · Legal Fees	3,000	2,500
5011 · Accounting	300	350
5020 · Management Fees	14,340	15,204
5040 · Income Tax	0	500
5100 · Administrative	3,000	3,800
5150 · Insurance	306,886	272,000
5155 · Insurance Appraisal	600	500
5210 · Line of Credit Bank Fees	1,280	0
5300 · Division Fees	288	288
5310 · Licenses/Fees	500	600
7700 · Interest Expense - Insurance Loan	12,744	11,628
Total Administrative	342,938	307,370
Repairs & Maintenance		
6000 · Maintenance/Repairs General	2,000	2,000
6001 · Paint Villas	0	0
6005 · Hurricane Contingency	0	7,301
6040 · Pest Control - Interior	3,221	3,221
6041 · Rodent Control	600	600
6101 · Lawn/Shrub/Irrigation Contract	42,944	44,232
6103 · Landscape Replacement/Supplies	1,700	2,500
6104 · Palm Trees over 15'	3,500	3,000
6105 · Misc.Tree Trimming	1,000	2,288
6106 · Common Area Mulch	2,120	2,375
6107 · Repair Lamp Poles	700	700
6109 · Irrigation Repairs	2,500	2,000
6120 · Tree Replacement	1,000	1,200
Total Repairs & Maintenance	61,285	71,417
Pool & Cabana		
6201 · Pool Contract/Repairs	5,021	6,184
6203 · Pool Heater Contract	407	435
6205 · Pool Cabana Cleaning	2,600	2,600
6206 · Pool Pavers	1,000	1,320
Total Pool & Cabana	9,028	10,539
Utilities		
7100 · Water/Sewer	1,750	2,075
7200 · Electricity	7,400	8,425
Total Utilities	9,150	10,500
Total Expenses		
	422,401	399,826
Other		
9050 · Reserves Contribution Transfer	21,119	23,408
NEW · Reserves Contribution From Rollover	0	28,426
Total Other	21,119	51,834
TOTAL EXPENSES AND RESERVES	443,520	451,660
Total Units	72	
Assessment Paid Quarterly	4	
2025 Assessment per Unit	\$ 1,470.00	
2024 Assessment per Unit	\$ 1,540.00	

Jacaranda Country Club Villas Condo Assoc Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2024 - December 31, 2024
DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

	1	2	3	4	5	6	7	8	9	10
	ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2024	ASSESSMENTS COLLECTED 2024	ESTIMATED EXPENDITURES 2024	ESTIMATED TRANSFERS 2024	ESTIMATED BALANCE 12/31/2024	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED
ACCT#	ASSET									
3530.01	Capital Assets		178,150	97,011	21,119	45,071	1,700	74,759	103,391	23,408
			178,150	97,011	21,119	45,071	1,700	74,759	103,391	23,408

Note 1: These reserves are computed using the Pooled method

Note 2: Estimated Life Expectancy, Estimated Remaining Life, and Estimated Replacement Cost are based on information secured from contractors and on information obtained from experience gained from similar replacements, these figures may be adjusted each year using current available data. The accuracy of and items required should be supported by an independent Reserve Study

Note 3:	Life	Repl cost	Remaining Life	Est bal YE 2024	2025 Contribution
Treasurer Notations					
*Refurbish cement pool liner40K	15	40,000	15	\$ -	\$ 2,667
*Geothermal Heater	18	13,000	3	\$ 16,610	\$ 722
Compressor (life/2 to dbl up)	5	4,000	3	\$ 1,000	\$ 1,000
Submersible pump	5	2,500	0	\$ 2,000	\$ 500
Loop pump	3	800	-1	\$ 400	\$ 400
Heat Sensor/Geo heater 1@160)	3	160	-2	\$ 265	\$ 53
Geothermal wells (2)	18	7,850	15	\$ 1,308	\$ 436
Hookup Geo wells/Symbiont htr	18	1,903	15	\$ 318	\$ 106
30 gal Water Heater(1)	6	2,000	5	\$ 266	\$ 333
Pool pump/motor(1)	3	2,500	-4	\$ 6,715	\$ 833
*Chem feeder pumps (2@700)	3	1,400	3	\$ 700	\$ 467
Pool lite& retaing ring (2@904)	5	1,808	1	\$ 1,700	\$ 362
* Filter housings (2@1495 each)	3	3,000	3	\$ 458	\$ 1,000
Cabinets	10	5,174	3	\$ 3,619	\$ 517
Paver deck/sidewalk	20	15,215	13	\$ 5,327	\$ 761
*Paver 24 mo contract sand/seal	2	3,200	0	\$ -	\$ 1,600
Doors (4)	20	1,000	6	\$ 700	\$ 50
Fixtures (electric/plumbing)	10	1,000	9	\$ 770	\$ 100
* Pool Furn,50chrs,10lounge,4tbls	8	12,000	4	\$ 5,720	\$ 1,570
3Umbrella tbls and bases					
Roof	30	5,000	16	\$ 2,338	\$ 167
*Mailboxes (need 6 if replace all)	12	14,640	11	\$ 1,000	\$ 1,440
*Replace lamppost lite fixtures	2	6,000	0	\$ -	\$ 3,000
Irrigation wells (2) (Jan 2022)	15	15,000	12	\$ 3,000	\$ 1,000
Irrigation well pumps (2)	5	11,000	-2	\$ 13,387	\$ 2,200
*Irrigation pump cycle stop valve	3	3,000	1	\$ 1,500	\$ 1,500
Contingency				\$ 859	
Paint frnt wall inside only	8	3,000	5	\$ 1,125	\$ 375
Paint Pool Cabana	8	2,000	5	\$ 750	\$ 250
Totals		178,150		\$ 71,835	\$ 23,408
				2024	2025
Total Reserve additions by year				\$ 21,120	\$ 23,408
Qtrly dues for Reserve Additions				\$ 73.33	\$ 81.28