

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
December 31, 2023**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

**Prepared By: Sunstate Association Management Group, Inc.**

**Jacaranda Country Club Villas Condominium Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of December 31, 2023

01/10/24

	Dec 31, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
<b>OPERATING</b>	
1011 · Centennial OP 7180	95,419.37
1011.00 · Centennial Bank OP ICS 7800	92,462.03
<b>Total OPERATING</b>	187,881.40
<b>RESERVES</b>	
1012 · Centennial MM 7199	97,011.23
<b>Total RESERVES</b>	97,011.23
<b>Total Checking/Savings</b>	284,892.63
Accounts Receivable	
Receivables	
1200 · Accounts Receivable	(55,957.60)
<b>Total Receivables</b>	(55,957.60)
<b>Total Accounts Receivable</b>	(55,957.60)
Other Current Assets	
1400 · Prepaid Insurance	131,346.29
1420 · Prepaid Expenses	288.00
<b>Total Other Current Assets</b>	131,634.29
<b>Total Current Assets</b>	360,569.32
<b>TOTAL ASSETS</b>	<b>360,569.32</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	1,579.62
<b>Total Accounts Payable</b>	1,579.62
Other Current Liabilities	
2110 · 2023 S/A Hurricane Damage	
2110.01 · 2023 S/A Hurricane - Income	277,848.00
2110.02 · 2023 S/A Hurricane - Expenses	(229,561.31)
<b>Total 2110 · 2023 S/A Hurricane Damage</b>	48,286.69
2035 · Note Payable-IPFS/Insurance	145,285.85
<b>Total Other Current Liabilities</b>	193,572.54
<b>Total Current Liabilities</b>	195,152.16
<b>Total Liabilities</b>	195,152.16
Equity	
3525.01 · Capital Assets	97,011.23
3600 · Beg Fund Bal - Operating	8,404.10
3901 · Prior Year Adjustment	51,425.14
Net Income	8,576.69
<b>Total Equity</b>	165,417.16
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>360,569.32</b>

**Jacaranda Country Club Villas Condominium Association, Inc.**  
**Revenue & Expense Budget Performance**

01/10/24

December 2023

	Dec 23	Budget	\$ Over Budget	Jan - Dec 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
Income							
4000 · Maintenance Fees	25,509.50	25,509.50	0.00	306,114.00	306,114.00	0.00	306,114.00
4240 · Interest Income	191.47	0.00	191.47	1,502.24	0.00	1,502.24	0.00
4280 · Misc. Income	102.45	0.00	102.45	1,257.08	0.00	1,257.08	0.00
4290 · Insurance S/A Income	9,576.00	0.00	9,576.00	57,456.00	0.00	57,456.00	0.00
<b>Total Income</b>	<b>35,379.42</b>	<b>25,509.50</b>	<b>9,869.92</b>	<b>366,329.32</b>	<b>306,114.00</b>	<b>60,215.32</b>	<b>306,114.00</b>
<b>Gross Profit</b>	<b>35,379.42</b>	<b>25,509.50</b>	<b>9,869.92</b>	<b>366,329.32</b>	<b>306,114.00</b>	<b>60,215.32</b>	<b>306,114.00</b>
<b>Expense</b>							
5010 · Legal Fees	1,480.00	250.00	1,230.00	4,779.75	3,000.00	1,779.75	3,000.00
5011 · Accounting	0.00	22.92	(22.92)	275.00	275.00	0.00	275.00
5020 · Management Fees	1,135.50	1,135.50	0.00	13,626.00	13,626.00	0.00	13,626.00
5100 · Administrative	326.62	191.67	134.95	3,046.28	2,300.00	746.28	2,300.00
5200 · Insurance	25,835.63	15,870.75	9,964.88	248,495.24	190,449.00	58,046.24	190,449.00
5200.04 · Line of Credit Interest	0.00	1,458.33	(1,458.33)	2,435.63	17,500.00	(15,064.37)	17,500.00
5200.05 · LOC Bank Charges	0.00	0.00	0.00	1,279.00	0.00	1,279.00	0.00
5201 · Insurance Appraisal	0.00	50.00	(50.00)	600.00	600.00	0.00	600.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	288.00	0.00	288.00
5310 · Licenses/Fees	0.00	41.67	(41.67)	486.60	500.00	(13.40)	500.00
6000 · Maintenance/Repairs General	0.00	166.67	(166.67)	1,152.52	2,000.00	(847.48)	2,000.00
6040 · Pest Control - Interior	0.00	256.67	(256.67)	3,087.00	3,080.00	7.00	3,080.00
6041 · Rodent Control	44.00	44.00	0.00	528.00	528.00	0.00	528.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,578.00	3,578.67	(0.67)	42,936.00	42,944.00	(8.00)	42,944.00
6100.03 · Landscape Replacement/Supplies	0.00	100.00	(100.00)	0.00	1,200.00	(1,200.00)	1,200.00
6100.04 · Palm Trees over 15'	0.00	200.00	(200.00)	3,520.00	2,400.00	1,120.00	2,400.00
6100.05 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	1,000.00	(1,000.00)	1,000.00
6100.06 · Common Area Mulch	0.00	108.33	(108.33)	2,016.00	1,300.00	716.00	1,300.00
6100.07 · Repair Lamp Poles	0.00	58.33	(58.33)	312.63	700.00	(387.37)	700.00
6100.09 · Irrigation Repairs	303.00	208.33	94.67	1,808.00	2,500.00	(692.00)	2,500.00
6200.01 · Pool Contract/Repairs	310.00	383.33	(73.33)	4,617.02	4,600.00	17.02	4,600.00
6200.03 · Pool Heater Contract	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
6200.05 · Pool Cabana Cleaning	200.00	216.67	(16.67)	2,600.00	2,600.00	0.00	2,600.00
6200.06 · Pool Pavers	0.00	83.33	(83.33)	1,350.00	1,000.00	350.00	1,000.00
7100 · Water/Sewer	106.86	128.75	(21.89)	1,542.67	1,545.00	(2.33)	1,545.00
7200 · Electricity	1,023.59	489.08	534.51	7,750.19	5,869.00	1,881.19	5,869.00
7700 · Interest Expense-Insurance Loan	1,061.89	317.50	744.39	9,221.10	3,810.00	5,411.10	3,810.00
<b>Total Expense</b>	<b>35,405.09</b>	<b>25,509.50</b>	<b>9,895.59</b>	<b>357,752.63</b>	<b>306,114.00</b>	<b>51,638.63</b>	<b>306,114.00</b>
<b>Net Ordinary Income</b>	<b>(25.67)</b>	<b>0.00</b>	<b>(25.67)</b>	<b>8,576.69</b>	<b>0.00</b>	<b>8,576.69</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
Other Income							
8050 · Reserve Interest	164.98	0.00	164.98	1,586.02	0.00	1,586.02	0.00
8530.01 · Pooled Reserves	0.00	0.00	0.00	17,300.20	17,300.20	0.00	17,300.20
<b>Total Other Income</b>	<b>164.98</b>	<b>0.00</b>	<b>164.98</b>	<b>18,886.22</b>	<b>17,300.20</b>	<b>1,586.02</b>	<b>17,300.20</b>
Other Expense							
9599.00 · Reserves Contribution Transfer	164.98	0.00	164.98	18,886.22	17,300.20	1,586.02	17,300.20
<b>Total Other Expense</b>	<b>164.98</b>	<b>0.00</b>	<b>164.98</b>	<b>18,886.22</b>	<b>17,300.20</b>	<b>1,586.02</b>	<b>17,300.20</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>(25.67)</b>	<b>0.00</b>	<b>(25.67)</b>	<b>8,576.69</b>	<b>0.00</b>	<b>8,576.69</b>	<b>0.00</b>