

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

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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 January 31, 2024

02/14/24

	Jan 31, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
<b>OPERATING</b>	
1011 · Centennial OP 7180	93,612.53
1011.00 · Centennial Bank OP ICS 7800	115,403.35
<b>Total OPERATING</b>	209,015.88
<b>RESERVES</b>	
1012 · Centennial MM 7199	102,455.32
<b>Total RESERVES</b>	102,455.32
<b>Total Checking/Savings</b>	311,471.20
Accounts Receivable	
Receivables	
1200 · Accounts Receivable	1,540.00
<b>Total Receivables</b>	1,540.00
<b>Total Accounts Receivable</b>	1,540.00
Other Current Assets	
1400 · Prepaid Insurance	104,448.78
<b>Total Other Current Assets</b>	104,448.78
<b>Total Current Assets</b>	417,459.98
<b>TOTAL ASSETS</b>	<b>417,459.98</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 · *Accounts Payable	3,966.80
<b>Total Accounts Payable</b>	3,966.80
Other Current Liabilities	
2110 · 2023 S/A Hurricane Damage	48,286.69
2010 · Pre-Collected Maint Fee	70,400.16
2025 · Prepaid Assessments	6,471.60
2035 · Note Payable-IPFS/Insurance	116,228.68
<b>Total Other Current Liabilities</b>	241,387.13
<b>Total Current Liabilities</b>	245,353.93
Long Term Liabilities	
3525.01 · Capital Assets	102,455.32
<b>Total Long Term Liabilities</b>	102,455.32
<b>Total Liabilities</b>	347,809.25
Equity	
3600 · Beg Fund Bal - Operating	59,829.24
3900 · Retained Earnings	8,576.69
Net Income	1,244.80
<b>Total Equity</b>	69,650.73
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>417,459.98</b>

**Jacaranda Country Club Villas Condominium Association, Inc.**

**Revenue & Expense Budget Performance**

January 2024

02/14/24

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maintenance Fees	35,200.09	35,200.09	0.00	35,200.09	35,200.09	0.00	422,401.00
4240 · Interest Income	300.44	0.00	300.44	300.44	0.00	300.44	0.00
4280 · Misc. Income	100.00	0.00	100.00	100.00	0.00	100.00	0.00
<b>Total Income</b>	<b>35,600.53</b>	<b>35,200.09</b>	<b>400.44</b>	<b>35,600.53</b>	<b>35,200.09</b>	<b>400.44</b>	<b>422,401.00</b>
<b>Gross Profit</b>	<b>35,600.53</b>	<b>35,200.09</b>	<b>400.44</b>	<b>35,600.53</b>	<b>35,200.09</b>	<b>400.44</b>	<b>422,401.00</b>
<b>Expense</b>							
5010 · Legal Fees	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
5011 · Accounting	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
5020 · Management Fees	1,195.00	1,195.00	0.00	1,195.00	1,195.00	0.00	14,340.00
5100 · Administrative	220.83	250.00	(29.17)	220.83	250.00	(29.17)	3,000.00
5200 · Insurance	25,835.62	25,573.84	261.78	25,835.62	25,573.84	261.78	306,886.00
5200.05 · LOC Bank Charges	0.00	106.66	(106.66)	0.00	106.66	(106.66)	1,280.00
5201 · Insurance Appraisal	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00
5300 · Division Fees	288.00	24.00	264.00	288.00	24.00	264.00	288.00
5310 · Licenses/Fees	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00
6000 · Maintenance/Repairs General	287.86	166.66	121.20	287.86	166.66	121.20	2,000.00
6040 · Pest Control - Interior	0.00	268.41	(268.41)	0.00	268.41	(268.41)	3,221.00
6041 · Rodent Control	50.00	50.00	0.00	50.00	50.00	0.00	600.00
6100.01 · Lawn/Shrub/Irrigation Contract	3,578.00	3,578.66	(0.66)	3,578.00	3,578.66	(0.66)	42,944.00
6100.03 · Landscape Replacement/Supplies	0.00	141.66	(141.66)	0.00	141.66	(141.66)	1,700.00
6100.04 · Palm Trees over 15'	0.00	291.66	(291.66)	0.00	291.66	(291.66)	3,500.00
6100.05 · Misc. Tree Trimming	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
6100.06 · Common Area Mulch	0.00	176.66	(176.66)	0.00	176.66	(176.66)	2,120.00
6100.07 · Repair Lamp Poles	0.00	58.34	(58.34)	0.00	58.34	(58.34)	700.00
6100.09 · Irrigation Repairs	0.00	208.34	(208.34)	0.00	208.34	(208.34)	2,500.00
6101.01 · Tree Replacement	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
6200.01 · Pool Contract/Repairs	335.00	418.41	(83.41)	335.00	418.41	(83.41)	5,021.00
6200.03 · Pool Heater Contract	0.00	33.91	(33.91)	0.00	33.91	(33.91)	407.00
6200.05 · Pool Cabana Cleaning	250.00	216.66	33.34	250.00	216.66	33.34	2,600.00
6200.06 · Pool Pavers	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
7100 · Water/Sewer	125.51	145.84	(20.33)	125.51	145.84	(20.33)	1,750.00
7200 · Electricity	1,128.02	616.66	511.36	1,128.02	616.66	511.36	7,400.00
7700 · Interest Expense-Insurance Loan	1,061.89	1,062.00	(0.11)	1,061.89	1,062.00	(0.11)	12,744.00
<b>Total Expense</b>	<b>34,355.73</b>	<b>35,200.05</b>	<b>(844.32)</b>	<b>34,355.73</b>	<b>35,200.05</b>	<b>(844.32)</b>	<b>422,401.00</b>
<b>Net Ordinary Income</b>	<b>1,244.80</b>	<b>0.04</b>	<b>1,244.76</b>	<b>1,244.80</b>	<b>0.04</b>	<b>1,244.76</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
8050 · Reserve Interest	164.34	0.00	164.34	164.34	0.00	164.34	0.00
8530.01 · Pooled Reserves	5,279.75	5,279.75	0.00	5,279.75	5,279.75	0.00	21,119.00
<b>Total Other Income</b>	<b>5,444.09</b>	<b>5,279.75</b>	<b>164.34</b>	<b>5,444.09</b>	<b>5,279.75</b>	<b>164.34</b>	<b>21,119.00</b>
<b>Other Expense</b>							
9599.00 · Reserves Contribution Transfer	5,444.09	5,279.75	164.34	5,444.09	5,279.75	164.34	21,119.00
<b>Total Other Expense</b>	<b>5,444.09</b>	<b>5,279.75</b>	<b>164.34</b>	<b>5,444.09</b>	<b>5,279.75</b>	<b>164.34</b>	<b>21,119.00</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>1,244.80</b>	<b>0.04</b>	<b>1,244.76</b>	<b>1,244.80</b>	<b>0.04</b>	<b>1,244.76</b>	<b>0.00</b>