

**JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL REPORTS
February 29, 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 February 29, 2024

03/13/24

	Feb 29, 24
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
1005 · Centennial OP 7180	95,361.67
1006 · Centennial Bank OP ICS 7800	78,632.02
1009 · Due to/from Op	713.72
Total OPERATING	174,707.41
RESERVES	
1012 · Centennial MM 7199	102,658.27
1013 · Due to/from Res	(713.72)
Total RESERVES	101,944.55
Total Checking/Savings	276,651.96
Other Current Assets	
1400 · Prepaid Insurance	79,907.23
Total Other Current Assets	79,907.23
Total Current Assets	356,559.19
TOTAL ASSETS	356,559.19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	6,341.95
Total Accounts Payable	6,341.95
Other Current Liabilities	
2110 · 2023 S/A Hurricane Damage	48,286.69
2010 · Pre-Collected Maint Fee	35,200.08
2025 · Prepaid Assessments	6,985.60
2035 · Note Payable-IPFS/Insurance	87,171.51
Total Other Current Liabilities	177,643.88
Total Current Liabilities	183,985.83
Long Term Liabilities	
3550 · Capital Assets	101,944.55
Total Long Term Liabilities	101,944.55
Total Liabilities	285,930.38
Equity	
3600 · Beg Fund Bal - Operating	59,829.24
3900 · Retained Earnings	8,576.69
3901 · Prior Year Adjustment	1,832.41
Net Income	390.47
Total Equity	70,628.81
TOTAL LIABILITIES & EQUITY	356,559.19

Jacaranda Country Club Villas Condominium Association, Inc.

Revenue & Expense Budget Performance

February 2024

03/13/24

	Feb 24	Budget	\$ Over Bud...	Jan - Feb 24	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
4000 · Maintenance Fees	35,200.08	35,200.08	0.00	70,400.17	70,400.17	0.00	422,401.00
4250 · Interest Income	220.85	0.00	220.85	521.29	0.00	521.29	0.00
4280 · Misc. Income	100.00	0.00	100.00	200.00	0.00	200.00	0.00
Total Income	35,520.93	35,200.08	320.85	71,121.46	70,400.17	721.29	422,401.00
Gross Profit	35,520.93	35,200.08	320.85	71,121.46	70,400.17	721.29	422,401.00
Expense							
5010 · Legal Fees	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
5011 · Accounting	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
5020 · Management Fees	1,195.00	1,195.00	0.00	2,390.00	2,390.00	0.00	14,340.00
5100 · Administrative	443.20	250.00	193.20	664.03	500.00	164.03	3,000.00
5150 · Insurance	25,312.08	25,573.83	(261.75)	51,147.70	51,147.67	0.03	306,886.00
5155 · Insurance Appraisal	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00
5210 · LOC Bank Charges	1,523.00	106.67	1,416.33	1,523.00	213.33	1,309.67	1,280.00
5300 · Division Fees	0.00	24.00	(24.00)	288.00	48.00	240.00	288.00
5310 · Licenses/Fees	0.00	41.67	(41.67)	0.00	83.33	(83.33)	500.00
6000 · Maintenance/Repairs General	127.65	166.67	(39.02)	415.51	333.33	82.18	2,000.00
6040 · Pest Control - Interior	539.75	268.42	271.33	539.75	536.83	2.92	3,221.00
6041 · Rodent Control	50.00	50.00	0.00	100.00	100.00	0.00	600.00
6101 · Lawn/Shrub/Irrigation Contract	3,578.00	3,578.67	(0.67)	7,156.00	7,157.33	(1.33)	42,944.00
6103 · Landscape Replacement/Suppli...	0.00	141.67	(141.67)	0.00	283.33	(283.33)	1,700.00
6104 · Palm Trees over 15'	0.00	291.67	(291.67)	0.00	583.33	(583.33)	3,500.00
6105 · Misc.Tree Trimming	0.00	83.33	(83.33)	0.00	166.67	(166.67)	1,000.00
6106 · Common Area Mulch	0.00	176.67	(176.67)	0.00	353.33	(353.33)	2,120.00
6107 · Repair Lamp Poles	0.00	58.33	(58.33)	0.00	116.67	(116.67)	700.00
6109 · Irrigation Repairs	0.00	208.33	(208.33)	0.00	416.67	(416.67)	2,500.00
6120 · Tree Replacement	900.00	83.33	816.67	900.00	166.67	733.33	1,000.00
6201 · Pool Contract/Repairs	335.00	418.42	(83.42)	670.00	836.83	(166.83)	5,021.00
6203 · Pool Heater Contract	0.00	33.92	(33.92)	0.00	67.83	(67.83)	407.00
6205 · Pool Cabana Cleaning	200.00	216.67	(16.67)	450.00	433.33	16.67	2,600.00
6206 · Pool Pavers	0.00	83.33	(83.33)	0.00	166.67	(166.67)	1,000.00
7100 · Water/Sewer	108.30	145.83	(37.53)	233.81	291.67	(57.86)	1,750.00
7200 · Electricity	1,001.40	616.67	384.73	2,129.42	1,233.33	896.09	7,400.00
7700 · Interest Expense-Insurance Loan	1,061.88	1,062.00	(0.12)	2,123.77	2,124.00	(0.23)	12,744.00
Total Expense	36,375.26	35,200.10	1,175.16	70,730.99	70,400.15	330.84	422,401.00
Net Ordinary Income	(854.33)	(0.02)	(854.31)	390.47	0.02	390.45	0.00
Other Income/Expense							
Other Income							
8050 · Pooled Reserves	0.00	0.00	0.00	5,279.75	5,279.75	0.00	21,119.00
8100 · Reserve Interest	202.95	0.00	202.95	367.29	0.00	367.29	0.00
Total Other Income	202.95	0.00	202.95	5,647.04	5,279.75	367.29	21,119.00
Other Expense							
9050 · Reserves Contribution Transfer	202.95	0.00	202.95	5,647.04	5,279.75	367.29	21,119.00
Total Other Expense	202.95	0.00	202.95	5,647.04	5,279.75	367.29	21,119.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	(854.33)	(0.02)	(854.31)	390.47	0.02	390.45	0.00