

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

05/03/24

| | Apr 30, 24 |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| OPERATING | |
| 1005 · Centennial OP 7180 | 64,631.72 |
| 1006 · Centennial Bank OP ICS 7800 | 141,234.40 |
| Total OPERATING | 205,866.12 |
| RESERVES | |
| 1012 · Centennial MM 7199 | 69,219.59 |
| Total RESERVES | 69,219.59 |
| Total Checking/Savings | 275,085.71 |
| Accounts Receivable | |
| Receivables | |
| 1200 · Accounts Receivable | 3,175.10 |
| Total Receivables | 3,175.10 |
| Total Accounts Receivable | 3,175.10 |
| Other Current Assets | |
| 1400 · Prepaid Insurance | 26,635.75 |
| Total Other Current Assets | 26,635.75 |
| Total Current Assets | 304,896.56 |
| TOTAL ASSETS | 304,896.56 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2000 · Accounts Payable | 9,618.00 |
| Total Accounts Payable | 9,618.00 |
| Other Current Liabilities | |
| 2110 · 2023 S/A Hurricane Damage | 48,286.69 |
| 2010 · Pre-Collected Maint Fee | 70,400.16 |
| 2025 · Prepaid Assessments | 8,920.55 |
| 2035 · Note Payable-IPFS/Insurance | 29,057.17 |
| Total Other Current Liabilities | 156,664.57 |
| Total Current Liabilities | 166,282.57 |
| Long Term Liabilities | |
| 3550 · Capital Assets | 69,219.59 |
| Total Long Term Liabilities | 69,219.59 |
| Total Liabilities | 235,502.16 |
| Equity | |
| 3600 · Beg Fund Bal - Operating | 68,405.93 |
| 3901 · Prior Year Adjustment | 1,832.41 |
| Net Income | (843.94) |
| Total Equity | 69,394.40 |
| TOTAL LIABILITIES & EQUITY | 304,896.56 |

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

05/03/24

April 2024

| | Apr 24 | Budget | \$ Over Budget | Jan - Apr 24 | YTD Budget | \$ Over Budget | Annual Budget |
|--|-------------------|------------------|-------------------|-------------------|-------------------|-----------------|-------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| 4000 · Maintenance Fees | 35,200.09 | 35,200.09 | 0.00 | 140,800.34 | 140,800.34 | 0.00 | 422,401.00 |
| 4250 · Interest Income | 346.10 | 0.00 | 346.10 | 1,042.74 | 0.00 | 1,042.74 | 0.00 |
| 4280 · Misc. Income | 331.00 | 0.00 | 331.00 | 631.00 | 0.00 | 631.00 | 0.00 |
| Total Income | 35,877.19 | 35,200.09 | 677.10 | 142,474.08 | 140,800.34 | 1,673.74 | 422,401.00 |
| Gross Profit | 35,877.19 | 35,200.09 | 677.10 | 142,474.08 | 140,800.34 | 1,673.74 | 422,401.00 |
| Expense | | | | | | | |
| 5010 · Legal Fees | 0.00 | 250.00 | (250.00) | 0.00 | 1,000.00 | (1,000.00) | 3,000.00 |
| 5011 · Accounting | 0.00 | 25.00 | (25.00) | 300.00 | 100.00 | 200.00 | 300.00 |
| 5020 · Management Fees | 1,195.00 | 1,195.00 | 0.00 | 4,780.00 | 4,780.00 | 0.00 | 14,340.00 |
| 5040 · Income Tax | 479.00 | 0.00 | 479.00 | 479.00 | 0.00 | 479.00 | 0.00 |
| 5100 · Administrative | 328.80 | 250.00 | 78.80 | 1,207.85 | 1,000.00 | 207.85 | 3,000.00 |
| 5150 · Insurance | 25,573.86 | 25,573.84 | 0.02 | 102,295.42 | 102,295.34 | 0.08 | 306,886.00 |
| 5155 · Insurance Appraisal | 600.00 | 50.00 | 550.00 | 600.00 | 200.00 | 400.00 | 600.00 |
| 5210 · LOC Bank Charges | 0.00 | 106.66 | (106.66) | 1,523.00 | 426.66 | 1,096.34 | 1,280.00 |
| 5300 · Division Fees | 0.00 | 24.00 | (24.00) | 288.00 | 96.00 | 192.00 | 288.00 |
| 5310 · Licenses/Fees | 86.25 | 41.66 | 44.59 | 147.50 | 166.66 | (19.16) | 500.00 |
| 6000 · Maintenance/Repairs General | 500.00 | 166.66 | 333.34 | 1,210.09 | 666.66 | 543.43 | 2,000.00 |
| 6040 · Pest Control - Interior | 0.00 | 268.41 | (268.41) | 1,070.75 | 1,073.66 | (2.91) | 3,221.00 |
| 6041 · Rodent Control | 50.00 | 50.00 | 0.00 | 200.00 | 200.00 | 0.00 | 600.00 |
| 6101 · Lawn/Shrub/Irrigation Contract | 3,578.00 | 3,578.66 | (0.66) | 14,312.00 | 14,314.66 | (2.66) | 42,944.00 |
| 6103 · Landscape Replacement/Supplies | 0.00 | 141.66 | (141.66) | 0.00 | 566.66 | (566.66) | 1,700.00 |
| 6104 · Palm Trees over 15' | 0.00 | 291.66 | (291.66) | 0.00 | 1,166.66 | (1,166.66) | 3,500.00 |
| 6105 · Misc.Tree Trimming | 0.00 | 83.34 | (83.34) | 1,300.00 | 333.34 | 966.66 | 1,000.00 |
| 6106 · Common Area Mulch | 2,162.00 | 176.66 | 1,985.34 | 2,162.00 | 706.66 | 1,455.34 | 2,120.00 |
| 6107 · Repair Lamp Poles | 0.00 | 58.34 | (58.34) | 0.00 | 233.34 | (233.34) | 700.00 |
| 6109 · Irrigation Repairs | 0.00 | 208.34 | (208.34) | 0.00 | 833.34 | (833.34) | 2,500.00 |
| 6120 · Tree Replacement | 0.00 | 83.34 | (83.34) | 900.00 | 333.34 | 566.66 | 1,000.00 |
| 6201 · Pool Contract/Repairs | 571.18 | 418.41 | 152.77 | 1,576.18 | 1,673.66 | (97.48) | 5,021.00 |
| 6203 · Pool Heater Contract | 0.00 | 33.91 | (33.91) | 0.00 | 135.66 | (135.66) | 407.00 |
| 6205 · Pool Cabana Cleaning | 250.00 | 216.66 | 33.34 | 900.00 | 866.66 | 33.34 | 2,600.00 |
| 6206 · Pool Pavers | 0.00 | 83.34 | (83.34) | 0.00 | 333.34 | (333.34) | 1,000.00 |
| 7100 · Water/Sewer | 103.99 | 145.84 | (41.85) | 457.58 | 583.34 | (125.76) | 1,750.00 |
| 7200 · Electricity | 538.59 | 616.66 | (78.07) | 3,361.12 | 2,466.66 | 894.46 | 7,400.00 |
| 7700 · Interest Expense-Insurance Loan | 1,061.88 | 1,062.00 | (0.12) | 4,247.53 | 4,248.00 | (0.47) | 12,744.00 |
| Total Expense | 37,078.55 | 35,200.05 | 1,878.50 | 143,318.02 | 140,800.30 | 2,517.72 | 422,401.00 |
| Net Ordinary Income | (1,201.36) | 0.04 | (1,201.40) | (843.94) | 0.04 | (843.98) | 0.00 |
| Other Income/Expense | | | | | | | |
| Other Income | | | | | | | |
| 8050 · Pooled Reserves | 5,279.75 | 5,279.75 | 0.00 | 10,559.50 | 10,559.50 | 0.00 | 21,119.00 |
| 8100 · Reserve Interest | 203.81 | 0.00 | 203.81 | 787.11 | 0.00 | 787.11 | 0.00 |
| Total Other Income | 5,483.56 | 5,279.75 | 203.81 | 11,346.61 | 10,559.50 | 787.11 | 21,119.00 |
| Other Expense | | | | | | | |
| 9050 · Reserves Contribution Transfer | 5,483.56 | 5,279.75 | 203.81 | 11,346.61 | 10,559.50 | 787.11 | 21,119.00 |
| Total Other Expense | 5,483.56 | 5,279.75 | 203.81 | 11,346.61 | 10,559.50 | 787.11 | 21,119.00 |
| Net Other Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Income | (1,201.36) | 0.04 | (1,201.40) | (843.94) | 0.04 | (843.98) | 0.00 |