

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

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REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Jacaranda Country Club Villas Condominium Association, Inc.

Balance Sheet as of 12/31/2024

Assets	Operating	Reserve	Total
Assets			
1001 - Truist OP 5495	\$55,938.67		\$55,938.67
1005 - Centennial OP 7180	\$90,404.40		\$90,404.40
1006 - Centennial Bank OP ICS 7800	\$52,996.19		\$52,996.19
1012 - Centennial MM 7199		\$72,185.14	\$72,185.14
1200 - Accounts Receivable	\$316.50		\$316.50
1400 - Prepaid Insurance	\$118,004.46		\$118,004.46
Total Assets	\$317,660.22	\$72,185.14	\$389,845.36
Total Assets	\$317,660.22	\$72,185.14	\$389,845.36
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$1,306.52		\$1,306.52
2013 - Accrued Expenses	\$200.00		\$200.00
2025 - Prepaid Assessments	\$56,362.30		\$56,362.30
2035 - Note Payable-IPFS/Insurance	\$128,702.15		\$128,702.15
2111 - 2023 S/A Hurricane - Income	\$277,848.00		\$277,848.00
2112 - 2023 S/A Hurricane - Expenses	(\$242,270.43)		(\$242,270.43)
3550 - Capital Assets (Reserves)		\$72,185.14	\$72,185.14
Total Liabilities	\$222,148.54	\$72,185.14	\$294,333.68
Equity			
3600 - Beg Fund Bal - Operating	\$68,405.93		\$68,405.93
3901 - Prior Year Adjustment	\$1,832.41		\$1,832.41
3999 - Net Income	\$25,273.34		\$25,273.34
Total Equity	\$95,511.68		\$95,511.68
Total Liabilities / Equity	\$317,660.22	\$72,185.14	\$389,845.36

Jacaranda Country Club Villas Condominium Association, Inc.

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Maintenance Fees	35,200.09	35,200.08	.01	422,401.00	422,401.00	-	422,401.00
4050 - Reserve Income	-	-	-	21,119.00	21,119.00	-	21,119.00
4245 - Reserve Interest Income	113.07	-	113.07	1,725.67	-	1,725.67	-
4250 - Interest Income	127.11	-	127.11	2,901.54	-	2,901.54	-
4280 - Misc. Income	201.40	-	201.40	1,211.10	-	1,211.10	-
Total Income	35,641.67	35,200.08	441.59	449,358.31	443,520.00	5,838.31	443,520.00
Total Income	35,641.67	35,200.08	441.59	449,358.31	443,520.00	5,838.31	443,520.00

Operating Expense

Administrative							
5010 - Legal Fees	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
5011 - Accounting	-	25.00	25.00	300.00	300.00	-	300.00
5020 - Management Fees	1,195.00	1,195.00	-	14,340.00	14,340.00	-	14,340.00
5040 - Income Tax	-	-	-	479.00	-	(479.00)	-
5100 - Administrative	834.64	250.00	(584.64)	4,041.96	3,000.00	(1,041.96)	3,000.00
5150 - Insurance	22,632.17	25,573.83	2,941.66	286,294.43	306,886.00	20,591.57	306,886.00
5155 - Insurance Appraisal	750.00	50.00	(700.00)	1,350.00	600.00	(750.00)	600.00
5210 - LOC Bank Charges	-	106.67	106.67	1,523.00	1,280.00	(243.00)	1,280.00
5300 - Division Fees	-	24.00	24.00	288.00	288.00	-	288.00
5310 - Licenses/Fees	-	41.67	41.67	547.85	500.00	(47.85)	500.00
7700 - Interest Expense-Insurance Loan	968.73	1,062.00	93.27	12,090.54	12,744.00	653.46	12,744.00
Total Administrative	26,380.54	28,578.17	2,197.63	321,254.78	342,938.00	21,683.22	342,938.00

Repairs & Maintenance							
6000 - Maintenance/Repairs General	-	166.67	166.67	1,707.45	2,000.00	292.55	2,000.00
6040 - Pest Control - Interior	539.75	268.42	(271.33)	3,221.00	3,221.00	-	3,221.00
6041 - Rodent Control	100.00	50.00	(50.00)	600.00	600.00	-	600.00
6101 - Lawn\Shrub\Irrigation Contract	7,156.00	3,578.67	(3,577.33)	42,936.00	42,944.00	8.00	42,944.00
6103 - Landscape Replacement/Supplies	-	141.67	141.67	307.48	1,700.00	1,392.52	1,700.00
6104 - Palm Trees over 15'	-	291.67	291.67	2,745.00	3,500.00	755.00	3,500.00
6105 - Misc.Tree Trimming	-	83.33	83.33	2,150.00	1,000.00	(1,150.00)	1,000.00
6106 - Common Area Mulch	-	176.67	176.67	2,162.00	2,120.00	(42.00)	2,120.00
6107 - Repair Lamp Poles	-	58.33	58.33	307.64	700.00	392.36	700.00
6109 - Irrigation Repairs	-	208.33	208.33	-	2,500.00	2,500.00	2,500.00
6120 - Tree Replacement	800.00	83.33	(716.67)	1,700.00	1,000.00	(700.00)	1,000.00
7953 - Hurricane Debris Removal	-	-	-	2,310.00	-	(2,310.00)	-
Total Repairs & Maintenance	8,595.75	5,107.09	(3,488.66)	60,146.57	61,285.00	1,138.43	61,285.00

Pool & Cabana							
6201 - Pool Contract/Repairs	453.83	418.42	(35.41)	5,195.14	5,021.00	(174.14)	5,021.00
6203 - Pool Heater Contract	-	33.92	33.92	395.00	407.00	12.00	407.00

Jacaranda Country Club Villas Condominium Association, Inc.

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6205 - Pool Cabana Cleaning	400.00	216.67	(183.33)	2,600.00	2,600.00	-	2,600.00
6206 - Pool Pavers	-	83.33	83.33	1,560.00	1,000.00	(560.00)	1,000.00
Total Pool & Cabana	853.83	752.34	(101.49)	9,750.14	9,028.00	(722.14)	9,028.00
Utilities							
7100 - Water/Sewer	132.76	145.83	13.07	1,861.94	1,750.00	(111.94)	1,750.00
7200 - Electricity	923.76	616.67	(307.09)	8,226.87	7,400.00	(826.87)	7,400.00
Total Utilities	1,056.52	762.50	(294.02)	10,088.81	9,150.00	(938.81)	9,150.00
Other							
9050 - Reserves Contribution Transfer	113.07	-	(113.07)	22,844.67	21,119.00	(1,725.67)	21,119.00
Total Other	113.07	-	(113.07)	22,844.67	21,119.00	(1,725.67)	21,119.00
Total Expense	36,999.71	35,200.10	(1,799.61)	424,084.97	443,520.00	19,435.03	443,520.00
Operating Net Total	(1,358.04)	(.02)	(1,358.02)	25,273.34	-	25,273.34	-
Net Total	(1,358.04)	(.02)	(1,358.02)	25,273.34	-	25,273.34	-

JACARANDA COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
December 31, 2024

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3525.01 Capital Assets	\$ 97,011.23	\$ 21,119.00	\$ -	\$ (47,670.76)	\$ 1,725.67	\$ 72,185.14
Total Reserves	<u>\$ 97,011.23</u>	<u>21,119.00</u>	<u>-</u>	<u>(47,670.76)</u>	<u>1,725.67</u>	<u>72,185.14</u>

Expense Details	Accounts Payable
2/20/24 Claro Reimbursement - (2) faucets; (3) pool umbrellas and bases	\$ 713.72
3/18/24 D. Prince Reimbursement - Exterior Light Posts for front wall	\$ 304.53
4/9/24 Southwest Pools-Renovation Project 60% Deposit	\$ 19,800.00
4/9/24 Southwest Pools-Renovation Project; pool liner final	\$ 15,200.00
4/18/24 Southwest Pools-Renovation Project ADD non-skid tiles	\$ 3,120.00
5/16/24 Casual Craft Patio - three round patio tables for the pool	\$ 1,169.61
8/25/24 Gulfstar Pools - Housing Filter	\$ 1,495.00
9/9/24 Gulfstar Pools - PH Feeder	\$ 700.00
9/21/24 Weblife Stores - Mailbox	\$ 2,567.90
11/9/24 Respectable Group	\$ 2,600.00
Total	\$ 47,670.76 \$ -

Allocation Details
Total