

JACARANDA WEST HOA #1, INC.
FINANCIAL REPORTS
June 30, 2018

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Prepared By: Sunstate Association Management Group, Inc.

Jacaranda West HOA #1, Inc.
Statement of Assets, Liabilities, & Fund Balance

As of June 30, 2018

Accrual Basis

	Jun 30, 18
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP 5532 - Centennial	114,690.53
1019.00 · Due (To) From Reserves	5,693.00
Total 1010.00 · Checking	120,383.53
1020.00 · Reserve Accounts	
1021.01 · M/M Reserves -Synvous 242 0.25%	235,543.08
1021.04 · M/M Centennial 2735 0.05%	98,992.90
1023.00 · MM BB&T 9550 .30%	168,945.64
1025.00 · M/M Cadence 3114 1.38% 7/17/19	106,481.99
1039.00 · Due (To) From Operating	(5,693.00)
Total 1020.00 · Reserve Accounts	604,270.61
Total Checking/Savings	724,654.14
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	6,329.49
1041.00 · Fine Receivable	32,209.90
1043.00 · Account Receivable	8,052.81
Total 1039.50 · Accounts Receivable	46,592.20
Total Accounts Receivable	46,592.20
Other Current Assets	
1045.00 · Allowance For Assessments Due	(1,230.42)
1046.00 · Allowance For Uncollect. Fines	(34,000.00)
1047.00 · Allowance For Accounts Rec.	(786.83)
1050.00 · Prepaid Insurance	3,484.50
Total Other Current Assets	(32,532.75)
Total Current Assets	738,713.59
TOTAL ASSETS	738,713.59
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	5,496.75
Other Current Liabilities	
3025.00 · Due to Sunstate	4,361.26
3031.00 · Deferred Assessments	157,450.02
Total Other Current Liabilities	161,811.28
Total Current Liabilities	167,308.03
Long Term Liabilities	
3500.00 · Reserve Fund	558,748.61
Total Long Term Liabilities	558,748.61
Total Liabilities	726,056.64
Equity	
3900.00 · Operating Fund	(8,699.86)
Net Income	21,356.81
Total Equity	12,656.95
TOTAL LIABILITIES & EQUITY	738,713.59

Jacaranda West HOA #1, Inc.
Statement of Income & Expense Comparison of Actual to Budget

June 2018

Accrual Basis

	Jun 18	Budget	\$ Over Budget	Jan - Jun 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	18,654.67	18,686.25	(31.58)	111,927.98	112,117.50	(189.52)	224,235.00
5010.01 · Members Past Due Interest	75.22	0.00	75.22	2,572.06	0.00	2,572.06	0.00
5011.00 · Reserve Assessment	7,587.00	7,587.00	0.00	45,522.00	45,522.00	0.00	91,044.00
5040.01 · Fines	0.00	0.00	0.00	(6,000.00)	0.00	(6,000.00)	0.00
5050.00 · Interest - Operating	20.82	0.00	20.82	184.62	0.00	184.62	0.00
5080.00 · Returned Check Charges	0.00	0.00	0.00	10.00	0.00	10.00	0.00
Total Income	26,337.71	26,273.25	64.46	154,216.66	157,639.50	(3,422.84)	315,279.00
Gross Profit	26,337.71	26,273.25	64.46	154,216.66	157,639.50	(3,422.84)	315,279.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	2,312.00	3,066.00	(754.00)	13,872.00	18,396.00	(4,524.00)	36,792.00
7120.00 · Svc/Replacem/Other	504.00	312.58	191.42	4,557.32	1,875.52	2,681.80	3,751.00
7130.00 · Cui-de-sac Maintenance	935.00	1,000.00	(65.00)	5,610.00	6,000.00	(390.00)	12,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	11,466.00	12,039.52	(573.52)	24,079.00
7140.00 · Tree Trimming	700.00	750.00	(50.00)	4,389.00	4,500.00	(111.00)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	0.00	183.33	(183.33)	825.00	1,100.02	(275.02)	2,200.00
Total 7100.00 · Grounds	6,362.00	7,318.49	(956.49)	40,719.32	43,911.06	(3,191.74)	87,822.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	385.00	666.67	(281.67)	1,773.00	3,999.98	(2,226.98)	8,000.00
7220.00 · Pest Control	275.00	33.33	241.67	555.00	200.02	354.98	400.00
7225.00 · Maintenance - Self Help	0.00	166.67	(166.67)	0.00	999.98	(999.98)	2,000.00
Total 7200.00 · Maintenance	660.00	866.67	(206.67)	2,328.00	5,199.98	(2,871.98)	10,400.00
7500.00 · Utilities							
7520.00 · Electric	54.41	83.33	(28.92)	350.85	500.02	(149.17)	1,000.00
7670.00 · Gatehouse Electric Usage	19.72	25.00	(5.28)	136.79	150.00	(13.21)	300.00
Total 7500.00 · Utilities	74.13	108.33	(34.20)	487.64	650.02	(162.38)	1,300.00
7800.00 · Administration							
7810.00 · Insurance - Property	310.84	366.67	(55.83)	1,612.09	2,199.98	(587.89)	4,400.00
7820.00 · Professional - Legal	3,502.29	4,583.33	(1,081.04)	14,570.07	27,500.02	(12,929.95)	55,000.00
7825.00 · Accounting Services - Audit	0.00	0.00	0.00	250.00	3,500.00	(3,250.00)	3,500.00
7830.00 · Division Fees	0.00	0.00	0.00	61.25	61.00	0.25	61.00
7840.00 · Income Tax	0.00	0.00	0.00	0.00	400.00	(400.00)	400.00
7870.00 · Management Fee	3,579.00	3,641.83	(62.83)	21,194.00	21,851.02	(657.02)	43,702.00
7880.00 · Office Supplies/Misc	347.62	362.50	(14.88)	1,995.30	2,175.00	(179.70)	4,350.00
7885.00 · Postage	138.39	250.00	(111.61)	680.50	1,500.00	(819.50)	3,000.00
7886.00 · Copies/Printing	48.10	291.67	(243.57)	1,106.00	1,749.98	(643.98)	3,500.00
7887.00 · Printing - Mass Mailings	0.00	566.67	(566.67)	1,658.68	3,399.98	(1,741.30)	6,800.00
7896.00 · Bad Debt - Expense	675.00	0.00	675.00	675.00	0.00	675.00	0.00
Total 7800.00 · Administration	8,601.24	10,062.67	(1,461.43)	43,802.89	64,336.98	(20,534.09)	124,713.00
7900.00 · Other							
7910.00 · Transfer to Reserves	7,587.00	7,587.00	0.00	45,522.00	45,522.00	0.00	91,044.00
Total 7900.00 · Other	7,587.00	7,587.00	0.00	45,522.00	45,522.00	0.00	91,044.00
Total 7000.00 · Disbursements	23,284.37	25,943.16	(2,658.79)	132,859.85	159,620.04	(26,760.19)	315,279.00
Total Expense	23,284.37	25,943.16	(2,658.79)	132,859.85	159,620.04	(26,760.19)	315,279.00
Net Income	3,053.34	330.09	2,723.25	21,356.81	(1,980.54)	23,337.35	0.00