

JACARANDA WEST HOA #1, INC.
FINANCIAL REPORTS
July 31, 2018

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Prepared By: Sunstate Association Management Group, Inc.

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

Accrual Basis

As of July 31, 2018

	Jul 31, 18
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP 5532 - Centennial	104,267.91
Total 1010.00 · Checking	104,267.91
1020.00 · Reserve Accounts	
1021.01 · M/M Reserves -Synvous 242 0.25%	235,557.09
1021.04 · M/M Centennial 2735 0.05%	93,345.03
1023.00 · MM BB&T 9550 .30%	168,952.81
1025.00 · M/M Cadence 3114 1.38% 7/17/19	106,481.99
Total 1020.00 · Reserve Accounts	604,336.92
Total Checking/Savings	708,604.83
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	5,654.49
1041.00 · Fine Receivable	30,209.90
1043.00 · Account Receivable	8,230.20
Total 1039.50 · Accounts Receivable	44,094.59
Total Accounts Receivable	44,094.59
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	3,924.73
Total Other Current Assets	(32,092.52)
Total Current Assets	720,606.90
TOTAL ASSETS	720,606.90
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	3,614.08
Other Current Liabilities	
3025.00 · Due to Sunstate	4,271.26
3031.00 · Deferred Assessments	131,208.35
Total Other Current Liabilities	135,479.61
Total Current Liabilities	139,093.69
Long Term Liabilities	
3500.00 · Reserve Fund	566,411.92
Total Long Term Liabilities	566,411.92
Total Liabilities	705,505.61
Equity	
3900.00 · Operating Fund	(8,699.86)
Net Income	23,801.15
Total Equity	15,101.29
TOTAL LIABILITIES & EQUITY	720,606.90

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

July 2018

Accrual Basis

	Jul 18	Budget	\$ Over Budget	Jan - Jul 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	18,654.67	18,686.25	(31.58)	130,582.65	130,803.75	(221.10)	224,235.00
5010.01 · Members Past Due Interest	14.38	0.00	14.38	2,586.44	0.00	2,586.44	0.00
5011.00 · Reserve Assessment	7,587.00	7,587.00	0.00	53,109.00	53,109.00	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	18.96	0.00	18.96	203.58	0.00	203.58	0.00
5080.00 · Returned Check Charges	0.00	0.00	0.00	10.00	0.00	10.00	0.00
Total Income	26,275.01	26,273.25	1.76	180,491.67	183,912.75	(3,421.08)	315,279.00
Gross Profit	26,275.01	26,273.25	1.76	180,491.67	183,912.75	(3,421.08)	315,279.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,514.67	3,066.00	448.67	17,386.67	21,462.00	(4,075.33)	36,792.00
7120.00 · Svc/Replacem/Other	21.85	312.58	(290.73)	4,579.17	2,188.10	2,391.07	3,751.00
7130.00 · Cul-de-sac Maintenance	0.00	1,000.00	(1,000.00)	5,610.00	7,000.00	(1,390.00)	12,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	13,377.00	14,046.10	(669.10)	24,079.00
7140.00 · Tree Trimming	275.00	750.00	(475.00)	4,664.00	5,250.00	(586.00)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	0.00	183.33	(183.33)	825.00	1,283.35	(458.35)	2,200.00
Total 7100.00 · Grounds	5,722.52	7,318.49	(1,595.97)	46,441.84	51,229.55	(4,787.71)	87,822.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	64.20	666.67	(602.47)	1,837.20	4,666.65	(2,829.45)	8,000.00
7220.00 · Pest Control	40.00	33.33	6.67	595.00	233.35	361.65	400.00
7225.00 · Maintenance - Self Help	25.00	166.67	(141.67)	25.00	1,166.65	(1,141.65)	2,000.00
Total 7200.00 · Maintenance	129.20	866.67	(737.47)	2,457.20	6,066.65	(3,609.45)	10,400.00
7500.00 · Utilities							
7520.00 · Electric	53.80	83.33	(29.53)	404.65	583.35	(178.70)	1,000.00
7670.00 · Gatehouse Electric Usage	20.61	25.00	(4.39)	157.40	175.00	(17.60)	300.00
Total 7500.00 · Utilities	74.41	108.33	(33.92)	562.05	758.35	(196.30)	1,300.00
7800.00 · Administration							
7810.00 · Insurance - Property	409.18	366.67	42.51	2,021.27	2,566.65	(545.38)	4,400.00
7820.00 · Professional - Legal	3,416.11	4,583.33	(1,167.22)	17,986.18	32,083.35	(14,097.17)	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)	24,773.00	25,492.85	(719.85)	43,702.00
7880.00 · Office Supplies/Misc	140.00	362.50	(222.50)	1,937.68	2,537.50	(599.82)	4,350.00
7885.00 · Postage	59.87	250.00	(190.13)	740.37	1,750.00	(1,009.63)	3,000.00
7886.00 · Copies/Printing	236.00	291.67	(55.67)	1,342.00	2,041.65	(699.65)	3,500.00
7887.00 · Printing - Mass Mailings	0.00	566.67	(566.67)	1,658.68	3,966.65	(2,307.97)	6,800.00
7896.00 · Bad Debt - Expense	2,675.00	0.00	2,675.00	3,350.00	0.00	3,350.00	0.00
Total 7800.00 · Administration	10,515.16	10,062.67	452.49	54,120.43	74,399.65	(20,279.22)	124,713.00
7900.00 · Other							
7910.00 · Transfer to Reserves	7,587.00	7,587.00	0.00	53,109.00	53,109.00	0.00	91,044.00
Total 7900.00 · Other	7,587.00	7,587.00	0.00	53,109.00	53,109.00	0.00	91,044.00
Total 7000.00 · Disbursements	24,028.29	25,943.16	(1,914.87)	156,690.52	185,563.20	(28,872.68)	315,279.00
Total Expense	24,028.29	25,943.16	(1,914.87)	156,690.52	185,563.20	(28,872.68)	315,279.00
Net Income	2,246.72	330.09	1,916.63	23,801.15	(1,650.45)	25,451.60	0.00