

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

	Aug 31, 18
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP 5532 - Centennial	98,144.98
Total 1010.00 · Checking	98,144.98
1020.00 · Reserve Accounts	
1021.01 · M/M Reserves -Synvous 242 0.25%	235,591.10
1021.04 · M/M Centennial 2735 0.05%	93,388.63
1023.00 · MM BB&T 9550 .30%	168,959.98
1025.00 · M/M Cadence 3114 1.38% 7/17/19	106,481.99
Total 1020.00 · Reserve Accounts	604,421.70
Total Checking/Savings	702,566.68
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	5,304.49
1041.00 · Fine Receivable	25,209.90
1043.00 · Account Receivable	7,698.97
Total 1039.50 · Accounts Receivable	38,213.36
Total Accounts Receivable	38,213.36
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	3,550.95
Total Other Current Assets	(32,466.30)
Total Current Assets	708,313.74
TOTAL ASSETS	708,313.74
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	4,668.36
Other Current Liabilities	
3025.00 · Due to Sunstate	4,271.26
3031.00 · Deferred Assessments	104,966.68
Total Other Current Liabilities	109,237.94
Total Current Liabilities	113,906.30
Long Term Liabilities	
3500.00 · Reserve Fund	574,073.70
Total Long Term Liabilities	574,073.70
Total Liabilities	687,980.00
Equity	
3900.00 · Operating Fund	(8,699.86)
Net Income	29,033.60
Total Equity	20,333.74
TOTAL LIABILITIES & EQUITY	708,313.74

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

Accrual Basis

August 2018

	Aug 18	Budget	\$ Over Budget	Jan - Aug 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	18,654.67	18,686.25	(31.58)	149,237.32	149,490.00	(252.68)	224,235.00
5010.01 · Members Past Due Interest	19.77	0.00	19.77	2,606.21	0.00	2,606.21	0.00
5011.00 · Reserve Assessment	7,587.00	7,587.00	0.00	60,696.00	60,696.00	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	17.59	0.00	17.59	221.17	0.00	221.17	0.00
5080.00 · Returned Check Charges	0.00	0.00	0.00	10.00	0.00	10.00	0.00
Total Income	26,279.03	26,273.25	5.78	206,770.70	210,186.00	(3,415.30)	315,279.00
Gross Profit	26,279.03	26,273.25	5.78	206,770.70	210,186.00	(3,415.30)	315,279.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,514.67	3,066.00	448.67	20,901.34	24,528.00	(3,626.66)	36,792.00
7120.00 · Svc/Replacem/Other	0.00	312.58	(312.58)	4,579.17	2,500.68	2,078.49	3,751.00
7130.00 · Cul-de-sac Maintenance	0.00	1,000.00	(1,000.00)	5,610.00	8,000.00	(2,390.00)	12,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	15,288.00	16,052.68	(764.68)	24,079.00
7140.00 · Tree Trimming	0.00	750.00	(750.00)	4,664.00	6,000.00	(1,336.00)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	0.00	183.33	(183.33)	825.00	1,466.68	(641.68)	2,200.00
Total 7100.00 · Grounds	5,425.67	7,318.49	(1,892.82)	51,867.51	58,548.04	(6,680.53)	87,822.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	180.00	666.67	(486.67)	2,017.20	5,333.32	(3,316.12)	8,000.00
7220.00 · Pest Control	50.00	33.33	16.67	645.00	266.68	378.32	400.00
7225.00 · Maintenance - Self Help	0.00	166.67	(166.67)	25.00	1,333.32	(1,308.32)	2,000.00
Total 7200.00 · Maintenance	230.00	866.67	(636.67)	2,687.20	6,933.32	(4,246.12)	10,400.00
7500.00 · Utilities							
7520.00 · Electric	53.84	83.33	(29.49)	458.49	666.68	(208.19)	1,000.00
7670.00 · Gatehouse Electric Usage	21.52	25.00	(3.48)	178.92	200.00	(21.08)	300.00
Total 7500.00 · Utilities	75.36	108.33	(32.97)	637.41	866.68	(229.27)	1,300.00
7800.00 · Administration							
7810.00 · Insurance - Property	373.78	366.67	7.11	2,395.05	2,933.32	(538.27)	4,400.00
7820.00 · Professional - Legal	3,570.38	4,583.33	(1,012.95)	21,556.56	36,666.68	(15,110.12)	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	3,449.00	3,641.83	(192.83)	28,222.00	29,134.68	(912.68)	43,702.00
7880.00 · Office Supplies/Misc	130.00	362.50	(232.50)	2,067.68	2,900.00	(832.32)	4,350.00
7885.00 · Postage	102.89	250.00	(147.11)	843.26	2,000.00	(1,156.74)	3,000.00
7886.00 · Copies/Printing	102.50	291.67	(189.17)	1,444.50	2,333.32	(888.82)	3,500.00
7887.00 · Printing - Mass Mailings	0.00	566.67	(566.67)	1,658.68	4,533.32	(2,874.64)	6,800.00
7896.00 · Bad Debt - Expense	0.00	0.00	0.00	3,350.00	0.00	3,350.00	0.00
Total 7800.00 · Administration	7,728.55	10,062.67	(2,334.12)	61,848.98	84,462.32	(22,613.34)	124,713.00
7900.00 · Other							
7910.00 · Transfer to Reserves	7,587.00	7,587.00	0.00	60,696.00	60,696.00	0.00	91,044.00
Total 7900.00 · Other	7,587.00	7,587.00	0.00	60,696.00	60,696.00	0.00	91,044.00
Total 7000.00 · Disbursements	21,046.58	25,943.16	(4,896.58)	177,737.10	211,506.36	(33,769.26)	315,279.00
Total Expense	21,046.58	25,943.16	(4,896.58)	177,737.10	211,506.36	(33,769.26)	315,279.00
Net Income	5,232.45	330.09	4,902.36	29,033.60	(1,320.36)	30,353.96	0.00