

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

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Prepared By: Sunstate Association Management Group, Inc.

10/12/18
Accrual Basis

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

As of September 30, 2018

	Sep 30, 18
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP 5532 - Centennial	74,911.92
Total 1010.00 · Checking	74,911.92
1020.00 · Reserve Accounts	
1021.01 · M/M Reserves -Synvous 242 0.25%	235,614.34
1021.04 · M/M Centennial 2735 0.05%	93,437.12
1023.00 · MM BB&T 9550 .30%	168,966.92
1025.00 · M/M Cadence 3114 1.38% 7/17/19	106,481.99
Total 1020.00 · Reserve Accounts	604,500.37
Total Checking/Savings	679,412.29
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	5,304.49
1041.00 · Fine Receivable	25,209.90
1043.00 · Account Receivable	7,440.31
Total 1039.50 · Accounts Receivable	37,954.70
Total Accounts Receivable	37,954.70
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	3,177.17
Total Other Current Assets	(32,840.08)
Total Current Assets	684,526.91
TOTAL ASSETS	684,526.91
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	878.85
Other Current Liabilities	
3025.00 · Due to Sunstate	4,271.26
3031.00 · Deferred Assessments	78,725.01
Total Other Current Liabilities	82,996.27
Total Current Liabilities	83,875.12
Long Term Liabilities	
3500.00 · Reserve Fund	581,739.37
Total Long Term Liabilities	581,739.37
Total Liabilities	665,614.49
Equity	
3900.00 · Operating Fund	(8,699.86)
Net Income	27,612.28
Total Equity	18,912.42
TOTAL LIABILITIES & EQUITY	684,526.91

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

Accrual Basis

September 2018

	Sep 18	Budget	\$ Over Budget	Jan - Sep 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	18,654.67	18,686.25	(31.58)	167,891.99	168,176.25	(284.26)	224,235.00
5010.01 · Members Past Due Interest	0.00	0.00	0.00	2,606.21	0.00	2,606.21	0.00
5011.00 · Reserve Assessment	7,587.00	7,587.00	0.00	68,283.00	68,283.00	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	12.06	0.00	12.06	233.23	0.00	233.23	0.00
5080.00 · Returned Check Charges	0.00	0.00	0.00	10.00	0.00	10.00	0.00
Total Income	26,253.73	26,273.25	(19.52)	233,024.43	236,459.25	(3,434.82)	315,279.00
Gross Profit	26,253.73	26,273.25	(19.52)	233,024.43	236,459.25	(3,434.82)	315,279.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,514.67	3,066.00	448.67	24,416.01	27,594.00	(3,177.99)	36,792.00
7120.00 · Svc/Replacem/Other	274.15	312.58	(38.43)	4,853.32	2,813.26	2,040.06	3,751.00
7130.00 · Cul-de-sac Maintenance	0.00	1,000.00	(1,000.00)	5,610.00	9,000.00	(3,390.00)	12,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	17,199.00	18,059.26	(860.26)	24,079.00
7140.00 · Tree Trimming	0.00	750.00	(750.00)	4,664.00	6,750.00	(2,086.00)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	275.00	183.33	91.67	1,100.00	1,650.01	(550.01)	2,200.00
Total 7100.00 · Grounds	5,974.82	7,318.49	(1,343.67)	57,842.33	65,866.53	(8,024.20)	87,822.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	77.91	666.67	(588.76)	2,095.11	5,999.99	(3,904.88)	8,000.00
7220.00 · Pest Control	140.00	33.33	106.67	785.00	300.01	484.99	400.00
7225.00 · Maintenance - Self Help	105.00	166.67	(61.67)	130.00	1,499.99	(1,369.99)	2,000.00
Total 7200.00 · Maintenance	322.91	866.67	(543.76)	3,010.11	7,799.99	(4,789.88)	10,400.00
7500.00 · Utilities							
7520.00 · Electric	58.38	83.33	(24.95)	516.87	750.01	(233.14)	1,000.00
7670.00 · Gatehouse Electric Usage	18.82	25.00	(6.18)	197.74	225.00	(27.26)	300.00
Total 7500.00 · Utilities	77.20	108.33	(31.13)	714.61	975.01	(260.40)	1,300.00
7800.00 · Administration							
7810.00 · Insurance - Property	373.78	366.67	7.11	2,768.83	3,299.99	(531.16)	4,400.00
7820.00 · Professional - Legal	3,401.55	4,583.33	(1,181.78)	24,958.11	41,250.01	(16,291.90)	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	3,704.00	3,641.83	62.17	31,926.00	32,776.51	(850.51)	43,702.00
7880.00 · Office Supplies/Misc	162.88	362.50	(199.62)	2,230.56	3,262.50	(1,031.94)	4,350.00
7885.00 · Postage	30.49	250.00	(219.51)	873.75	2,250.00	(1,376.25)	3,000.00
7886.00 · Copies/Printing	100.20	291.67	(191.47)	1,544.70	2,624.99	(1,080.29)	3,500.00
7887.00 · Printing - Mass Mailings	5,940.22	566.67	5,373.55	7,598.90	5,099.99	2,498.91	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	13,713.12	10,062.67	3,650.45	75,562.10	94,524.99	(18,962.89)	124,713.00
7900.00 · Other							
7910.00 · Transfer to Reserves	7,587.00	7,587.00	0.00	68,283.00	68,283.00	0.00	91,044.00
Total 7900.00 · Other	7,587.00	7,587.00	0.00	68,283.00	68,283.00	0.00	91,044.00
Total 7000.00 · Disbursements	27,675.05	25,943.16	1,731.89	205,412.15	237,449.52	(32,037.37)	315,279.00
Total Expense	27,675.05	25,943.16	1,731.89	205,412.15	237,449.52	(32,037.37)	315,279.00
Net Income	(1,421.32)	330.09	(1,751.41)	27,612.28	(990.27)	28,602.55	0.00