

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

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Prepared By: Sunstate Association Management Group, Inc.

11/27/18
Accrual Basis

Jacaranda West HOA #1, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of October 31, 2018

	Oct 31, 18
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP 5532 - Centennial	29,139.81
1019.00 · Due (To) From Reserves	32,165.00
Total 1010.00 · Checking	61,304.81
1020.00 · Reserve Accounts	
1021.01 · M/M Reserves -Synvous 242 0.25%	235,638.35
1021.04 · M/M Centennial 2735 0.05%	93,508.54
1023.00 · MM BB&T 9550 .30%	168,974.10
1025.00 · M/M Cadence 3114 1.38% 7/17/19	106,481.99
1039.00 · Due (To) From Operating	(32,165.00)
Total 1020.00 · Reserve Accounts	572,437.98
Total Checking/Savings	633,742.79
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	5,304.69
1041.00 · Fine Receivable	4,010.00
1043.00 · Account Receivable	7,262.86
Total 1039.50 · Accounts Receivable	16,577.55
Total Accounts Receivable	16,577.55
Other Current Assets	
1045.00 · Allowance For Assessments Due	(555.62)
1046.00 · Allowance For Uncollect. Fines	(4,010.00)
1050.00 · Prepaid Insurance	2,803.39
Total Other Current Assets	(1,762.23)
Total Current Assets	648,558.11
TOTAL ASSETS	648,558.11
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	5,223.86
Other Current Liabilities	
3025.00 · Due to Sunstate	4,271.26
3031.00 · Deferred Assessments	52,483.34
Total Other Current Liabilities	56,754.60
Total Current Liabilities	61,978.46
Long Term Liabilities	
3500.00 · Reserve Fund	557,263.98
Total Long Term Liabilities	557,263.98
Total Liabilities	619,242.44
Equity	
3900.00 · Operating Fund	(8,699.86)
3950.00 · Prior Period Adjustment	0.10
Net Income	38,015.43
Total Equity	29,315.67
TOTAL LIABILITIES & EQUITY	648,558.11

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

Accrual Basis

October 2018

	Oct 18	Budget	\$ Over Budget	Jan - Oct 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	18,654.67	18,686.25	(31.58)	186,546.66	186,862.50	(315.84)	224,235.00
5010.01 · Members Past Due Interest	(18.79)	0.00	(18.79)	2,587.42	0.00	2,587.42	0.00
5011.00 · Reserve Assessment	7,587.00	7,587.00	0.00	75,870.00	75,870.00	0.00	91,044.00
5040.01 · Fines	6,000.00	0.00	6,000.00	0.00	0.00	0.00	0.00
5050.00 · Interest - Operating	6.69	0.00	6.69	239.92	0.00	239.92	0.00
5080.00 · Returned Check Charges	0.00	0.00	0.00	10.00	0.00	10.00	0.00
Total Income	32,229.57	26,273.25	5,956.32	265,254.00	262,732.50	2,521.50	315,279.00
Gross Profit	32,229.57	26,273.25	5,956.32	265,254.00	262,732.50	2,521.50	315,279.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,514.67	3,066.00	448.67	27,930.68	30,660.00	(2,729.32)	36,792.00
7120.00 · Svc/Replacem/Other	656.45	312.58	343.87	5,509.77	3,125.84	2,383.93	3,751.00
7130.00 · Cul-de-sac Maintenance	0.00	1,000.00	(1,000.00)	5,610.00	10,000.00	(4,390.00)	12,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	19,110.00	20,065.84	(955.84)	24,079.00
7140.00 · Tree Trimming	0.00	750.00	(750.00)	4,664.00	7,500.00	(2,836.00)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	0.00	183.33	(183.33)	1,100.00	1,833.34	(733.34)	2,200.00
Total 7100.00 · Grounds	6,082.12	7,318.49	(1,236.37)	63,924.45	73,185.02	(9,260.57)	87,822.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	1,385.00	666.67	718.33	3,480.11	6,666.66	(3,186.55)	8,000.00
7220.00 · Pest Control	50.00	33.33	16.67	835.00	333.34	501.66	400.00
7225.00 · Maintenance - Self Help	0.00	166.67	(166.67)	130.00	1,666.66	(1,536.66)	2,000.00
Total 7200.00 · Maintenance	1,435.00	866.67	568.33	4,445.11	8,666.66	(4,221.55)	10,400.00
7500.00 · Utilities							
7520.00 · Electric	58.76	83.33	(24.57)	575.63	833.34	(257.71)	1,000.00
7670.00 · Gatehouse Electric Usage	18.44	25.00	(6.56)	216.18	250.00	(33.82)	300.00
Total 7500.00 · Utilities	77.20	108.33	(31.13)	791.81	1,083.34	(291.53)	1,300.00
7800.00 · Administration							
7810.00 · Insurance - Property	373.78	366.67	7.11	3,142.61	3,666.66	(524.05)	4,400.00
7820.00 · Professional - Legal	2,788.88	4,583.33	(1,794.45)	27,746.99	45,833.34	(18,086.35)	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	3,564.00	3,641.83	(77.83)	35,490.00	36,418.34	(928.34)	43,702.00
7880.00 · Office Supplies/Misc	145.00	362.50	(217.50)	2,375.56	3,625.00	(1,249.44)	4,350.00
7885.00 · Postage	30.49	250.00	(219.51)	904.24	2,500.00	(1,595.76)	3,000.00
7886.00 · Copies/Printing	69.00	291.67	(222.67)	1,613.70	2,916.66	(1,302.96)	3,500.00
7887.00 · Printing - Mass Mailings	3,925.78	566.67	3,359.11	11,524.68	5,666.66	5,858.02	6,800.00
7896.00 · Bad Debt - Expense	(4,251.83)	0.00	(4,251.83)	(901.83)	0.00	(901.83)	0.00
Total 7800.00 · Administration	6,645.10	10,062.67	(3,417.57)	82,207.20	104,587.66	(22,380.46)	124,713.00
7900.00 · Other							
7910.00 · Transfer to Reserves	7,587.00	7,587.00	0.00	75,870.00	75,870.00	0.00	91,044.00
Total 7900.00 · Other	7,587.00	7,587.00	0.00	75,870.00	75,870.00	0.00	91,044.00
Total 7000.00 · Disbursements	21,826.42	25,943.16	(4,116.74)	227,238.57	263,392.68	(36,154.11)	315,279.00
Total Expense	21,826.42	25,943.16	(4,116.74)	227,238.57	263,392.68	(36,154.11)	315,279.00
Net Income	10,403.15	330.09	10,073.06	38,015.43	(660.18)	38,675.61	0.00