

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

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Prepared By: Sunstate Association Management Group, Inc.

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

12/18/18

Accrual Basis

As of November 30, 2018

	Nov 30, 18
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP 5532 - Centennial	44,144.43
Total 1010.00 · Checking	44,144.43
1020.00 · Reserve Accounts	
1021.01 · M/M Reserves -Synvous 242 0.25%	235,661.59
1021.04 · M/M Centennial 2735 0.05%	61,403.19
1023.00 · MM BB&T 9550 .30%	168,981.04
1025.00 · M/M Cadence 3114 1.38% 7/17/19	106,481.99
Total 1020.00 · Reserve Accounts	572,527.81
Total Checking/Savings	616,672.24
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	4,579.69
1041.00 · Fine Receivable	4,010.00
1043.00 · Account Receivable	4,972.70
Total 1039.50 · Accounts Receivable	13,562.39
Total Accounts Receivable	13,562.39
Other Current Assets	
1046.00 · Allowance For Uncollect. Fines	(4,010.00)
1050.00 · Prepaid Insurance	2,429.61
1499.00 · Undeposited Funds	2,187.68
Total Other Current Assets	607.29
Total Current Assets	630,841.92
TOTAL ASSETS	630,841.92
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000.00 · Accounts Payable	380.13
Total Accounts Payable	380.13
Other Current Liabilities	
3025.00 · Due to Sunstate	4,271.26
3031.00 · Deferred Assessments	26,241.67
Total Other Current Liabilities	30,512.93
Total Current Liabilities	30,893.06
Long Term Liabilities	
3500.00 · Reserve Fund	564,940.81
Total Long Term Liabilities	564,940.81
Total Liabilities	595,833.87
Equity	
3900.00 · Operating Fund	(8,699.86)
3950.00 · Prior Period Adjustment	0.10
Net Income	43,707.81
Total Equity	35,008.05
TOTAL LIABILITIES & EQUITY	630,841.92

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

Accrual Basis

November 2018

	Nov 18	Budget	\$ Over Budget	Jan - Nov 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	18,654.67	18,686.25	(31.58)	205,201.33	205,548.75	(347.42)	224,235.00
5010.01 · Members Past Due Interest	(121.10)	0.00	(121.10)	2,466.32	0.00	2,466.32	0.00
5011.00 · Reserve Assessment	7,587.00	7,587.00	0.00	83,457.00	83,457.00	0.00	91,044.00
5045.00 · Bad Debt Recovery	5,000.00	0.00	5,000.00	5,000.00	0.00	5,000.00	0.00
5050.00 · Interest - Operating	3.64	0.00	3.64	243.56	0.00	243.56	0.00
5080.00 · Returned Check Charges	0.00	0.00	0.00	10.00	0.00	10.00	0.00
Total Income	31,124.21	26,273.25	4,850.96	296,378.21	289,005.75	7,372.46	315,279.00
Gross Profit	31,124.21	26,273.25	4,850.96	296,378.21	289,005.75	7,372.46	315,279.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,514.67	3,066.00	448.67	31,445.35	33,726.00	(2,280.65)	36,792.00
7120.00 · Svc/Replacem/Other	8.25	312.58	(304.33)	5,518.02	3,438.42	2,079.60	3,751.00
7130.00 · Cul-de-sac Maintenance	0.00	1,000.00	(1,000.00)	5,610.00	11,000.00	(5,390.00)	12,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	21,021.00	22,072.42	(1,051.42)	24,079.00
7140.00 · Tree Trimming	0.00	750.00	(750.00)	4,664.00	8,250.00	(3,586.00)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	200.00	183.33	16.67	1,300.00	2,016.67	(716.67)	2,200.00
Total 7100.00 · Grounds	5,633.92	7,318.49	(1,684.57)	69,558.37	80,503.51	(10,945.14)	87,822.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	666.67	(666.67)	3,480.11	7,333.33	(3,853.22)	8,000.00
7220.00 · Pest Control	90.00	33.33	56.67	925.00	366.67	558.33	400.00
7225.00 · Maintenance - Self Help	0.00	166.67	(166.67)	130.00	1,833.33	(1,703.33)	2,000.00
Total 7200.00 · Maintenance	90.00	866.67	(776.67)	4,535.11	9,533.33	(4,998.22)	10,400.00
7500.00 · Utilities							
7520.00 · Electric	59.26	83.33	(24.07)	634.89	916.67	(281.78)	1,000.00
7670.00 · Gatehouse Electric Usage	19.80	25.00	(5.20)	235.98	275.00	(39.02)	300.00
Total 7500.00 · Utilities	79.06	108.33	(29.27)	870.87	1,191.67	(320.80)	1,300.00
7800.00 · Administration							
7810.00 · Insurance - Property	373.78	366.67	7.11	3,516.39	4,033.33	(516.94)	4,400.00
7820.00 · Professional - Legal	2,363.92	4,583.33	(2,219.41)	30,110.91	50,416.67	(20,305.76)	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	3,519.00	3,641.83	(122.83)	39,009.00	40,060.17	(1,051.17)	43,702.00
7880.00 · Office Supplies/Misc	1,031.07	362.50	668.57	3,406.63	3,987.50	(580.87)	4,350.00
7885.00 · Postage	106.00	250.00	(144.00)	1,010.24	2,750.00	(1,739.76)	3,000.00
7886.00 · Copies/Printing	203.70	291.67	(87.97)	1,817.40	3,208.33	(1,390.93)	3,500.00
7887.00 · Printing - Mass Mailings	0.00	566.67	(566.67)	11,524.68	6,233.33	5,291.35	6,800.00
7896.00 · Bad Debt - Expense	4,444.38	0.00	4,444.38	3,542.55	0.00	3,542.55	0.00
Total 7800.00 · Administration	12,041.85	10,062.67	1,979.18	94,249.05	114,650.33	(20,401.28)	124,713.00
7900.00 · Other							
7910.00 · Transfer to Reserves	7,587.00	7,587.00	0.00	83,457.00	83,457.00	0.00	91,044.00
Total 7900.00 · Other	7,587.00	7,587.00	0.00	83,457.00	83,457.00	0.00	91,044.00
Total 7000.00 · Disbursements	25,431.83	25,943.16	(511.33)	252,670.40	289,335.84	(36,665.44)	315,279.00
Total Expense	25,431.83	25,943.16	(511.33)	252,670.40	289,335.84	(36,665.44)	315,279.00
Net Income	5,692.38	330.09	5,362.29	43,707.81	(330.09)	44,037.90	0.00