

JACARANDA WEST HOA #1, INC.
FINANCIAL REPORTS
January 31, 2019

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Prepared By: Sunstate Association Management Group, Inc.

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

02/27/19

Accrual Basis

As of January 31, 2019

	Jan 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	234,227.20
Total 1010.00 · Checking	234,227.20
1020.00 · Reserve Accounts	
1021.01 · M/M Synovus 242 0.25%	235,709.63
1021.04 · M/M Centennial 2735 0.05%	69,919.55
1023.00 · MM BB&T 9550 0.05%	168,995.40
1025.00 · M/M Cadence 3114 1.38% 7/17/19	109,191.61
Total 1020.00 · Reserve Accounts	583,816.19
Total Checking/Savings	818,043.39
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	59,485.50
1041.00 · Fine Receivable	4,010.00
1043.00 · Account Receivable	4,840.60
Total 1039.50 · Accounts Receivable	68,336.10
Total Accounts Receivable	68,336.10
Other Current Assets	
1045.00 · Allowance For Assessments Due	(350.00)
1046.00 · Allowance For Uncollect. Fines	(4,010.00)
1050.00 · Prepaid Insurance	1,682.05
1499.00 · Undeposited Funds	39,405.35
Total Other Current Assets	36,727.40
Total Current Assets	923,106.89
TOTAL ASSETS	923,106.89
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000.00 · Accounts Payable	5,895.87
Total Accounts Payable	5,895.87
Other Current Liabilities	
3025.00 · Due to Sunstate	4,271.26
3031.00 · Deferred Assessments	288,658.25
3040 · Prepaid Assessments	523.47
Total Other Current Liabilities	293,452.98
Total Current Liabilities	299,348.85
Long Term Liabilities	
3500.00 · Reserve Fund	583,816.19
Total Long Term Liabilities	583,816.19
Total Liabilities	883,165.04
Equity	
3900.00 · Operating Fund	36,781.28
3950.00 · Prior Period Adjustment	0.10
Net Income	3,160.47
Total Equity	39,941.85
TOTAL LIABILITIES & EQUITY	923,106.89

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

Accrual Basis

January 2019

	Jan 19	Budget	\$ Over Budget	Jan 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	17,821.38	17,829.38	(8.00)	17,821.38	17,829.38	(8.00)	213,953.00
5010.01 · Members Past Due Interest	(30.35)	0.00	(30.35)	(30.35)	0.00	(30.35)	0.00
5011.00 · Reserve Assessment	8,420.37	8,420.37	0.00	8,420.37	8,420.37	0.00	101,044.00
5050.00 · Interest - Operating	22.90	0.00	22.90	22.90	0.00	22.90	0.00
Total Income	<u>26,234.30</u>	<u>26,249.75</u>	<u>(15.45)</u>	<u>26,234.30</u>	<u>26,249.75</u>	<u>(15.45)</u>	<u>314,997.00</u>
Gross Profit	26,234.30	26,249.75	(15.45)	26,234.30	26,249.75	(15.45)	314,997.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,514.67	3,514.63	0.04	3,514.67	3,514.63	0.04	42,176.00
7120.00 · Svc/Replacem/Other	274.20	500.00	(225.80)	274.20	500.00	(225.80)	6,000.00
7130.00 · Cul-de-sac Maintenance	0.00	833.37	(833.37)	0.00	833.37	(833.37)	10,000.00
7135.00 · Lake Treatment	1,911.00	2,006.62	(95.62)	1,911.00	2,006.62	(95.62)	24,079.00
7140.00 · Tree Trimming	0.00	750.00	(750.00)	0.00	750.00	(750.00)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	275.00	183.37	91.63	275.00	183.37	91.63	2,200.00
Total 7100.00 · Grounds	<u>5,974.87</u>	<u>7,787.99</u>	<u>(1,813.12)</u>	<u>5,974.87</u>	<u>7,787.99</u>	<u>(1,813.12)</u>	<u>93,455.00</u>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	666.63	(666.63)	0.00	666.63	(666.63)	8,000.00
7220.00 · Pest Control	40.00	41.63	(1.63)	40.00	41.63	(1.63)	500.00
7225.00 · Maintenance - Self Help	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
Total 7200.00 · Maintenance	<u>40.00</u>	<u>1,124.89</u>	<u>(1,084.89)</u>	<u>40.00</u>	<u>1,124.89</u>	<u>(1,084.89)</u>	<u>13,500.00</u>
7500.00 · Utilities							
7520.00 · Electric	52.28	62.50	(10.22)	52.28	62.50	(10.22)	750.00
7670.00 · Gatehouse Electric Usage	21.89	25.00	(3.11)	21.89	25.00	(3.11)	300.00
Total 7500.00 · Utilities	<u>74.17</u>	<u>87.50</u>	<u>(13.33)</u>	<u>74.17</u>	<u>87.50</u>	<u>(13.33)</u>	<u>1,050.00</u>
7800.00 · Administration							
7810.00 · Insurance - Property	373.78	333.37	40.41	373.78	333.37	40.41	4,000.00
7820.00 · Professional - Legal	2,712.00	3,333.37	(621.37)	2,712.00	3,333.37	(621.37)	40,000.00
7825.00 · Accounting Services - Audit	1,700.00	312.50	1,387.50	1,700.00	312.50	1,387.50	3,750.00
7830.00 · Division Fees	0.00	5.12	(5.12)	0.00	5.12	(5.12)	61.00
7840.00 · Income Tax	0.00	33.37	(33.37)	0.00	33.37	(33.37)	400.00
7870.00 · Management Fee	3,384.00	3,641.87	(257.87)	3,384.00	3,641.87	(257.87)	43,702.00
7880.00 · Office Supplies/Misc	305.50	294.62	10.88	305.50	294.62	10.88	3,535.00
7885.00 · Postage	4.44	166.63	(162.19)	4.44	166.63	(162.19)	2,000.00
7886.00 · Copies/Printing	84.70	208.37	(123.67)	84.70	208.37	(123.67)	2,500.00
7887.00 · Printing - Mass Mailings	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
Total 7800.00 · Administration	<u>8,564.42</u>	<u>8,829.22</u>	<u>(264.80)</u>	<u>8,564.42</u>	<u>8,829.22</u>	<u>(264.80)</u>	<u>105,948.00</u>
7900.00 · Other							
7910.00 · Transfer to Reserves	8,420.37	8,420.37	0.00	8,420.37	8,420.37	0.00	101,044.00
Total 7900.00 · Other	<u>8,420.37</u>	<u>8,420.37</u>	<u>0.00</u>	<u>8,420.37</u>	<u>8,420.37</u>	<u>0.00</u>	<u>101,044.00</u>
Total 7000.00 · Disbursements	<u>23,073.83</u>	<u>26,249.97</u>	<u>(3,176.14)</u>	<u>23,073.83</u>	<u>26,249.97</u>	<u>(3,176.14)</u>	<u>314,997.00</u>
Total Expense	<u>23,073.83</u>	<u>26,249.97</u>	<u>(3,176.14)</u>	<u>23,073.83</u>	<u>26,249.97</u>	<u>(3,176.14)</u>	<u>314,997.00</u>
Net Income	<u><u>3,160.47</u></u>	<u><u>(0.22)</u></u>	<u><u>3,160.69</u></u>	<u><u>3,160.47</u></u>	<u><u>(0.22)</u></u>	<u><u>3,160.69</u></u>	<u><u>0.00</u></u>