

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

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Prepared By: Sunstate Association Management Group, Inc.

04/18/19
Accrual Basis

Jacaranda West HOA #1, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of March 31, 2019

	<u>Mar 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	266,248.73
Total 1010.00 · Checking	<u>266,248.73</u>
1020.00 · Reserve Accounts	
1021.01 · M/M Synovus 242 0.25%	235,755.36
1021.04 · M/M Centennial 2735 0.05%	86,876.50
1023.00 · MM BB&T 9550 0.05%	169,009.06
1025.00 · M/M Cadence 3114 1.38% 7/17/19	109,191.61
Total 1020.00 · Reserve Accounts	<u>600,832.53</u>
Total Checking/Savings	867,081.26
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	16,160.50
1041.00 · Fine Receivable	4,010.00
1043.00 · Account Receivable	9,271.48
Total 1039.50 · Accounts Receivable	<u>29,441.98</u>
Total Accounts Receivable	29,441.98
Other Current Assets	
1046.00 · Allowance For Uncollect. Fines	(4,010.00)
1050.00 · Prepaid Insurance	934.49
1499.00 · Undeposited Funds	480.25
Total Other Current Assets	<u>(2,595.26)</u>
Total Current Assets	<u>893,927.98</u>
TOTAL ASSETS	<u>893,927.98</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	11,119.99
Other Current Liabilities	
3025.00 · Due to Sunstate	4,271.26
3031.00 · Deferred Assessments	236,174.75
Total Other Current Liabilities	<u>240,446.01</u>
Total Current Liabilities	251,566.00
Long Term Liabilities	
3500.00 · Reserve Fund	600,832.53
Total Long Term Liabilities	<u>600,832.53</u>
Total Liabilities	852,398.53
Equity	
3900.00 · Operating Fund	33,381.38
Net Income	8,148.07
Total Equity	<u>41,529.45</u>
TOTAL LIABILITIES & EQUITY	<u>893,927.98</u>

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

Accrual Basis

March 2019

	Mar 19	Budget	\$ Over Budget	Jan - Mar 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	17,821.42	17,829.42	(8.00)	53,464.22	53,488.22	(24.00)	213,953.00
5010.01 · Members Past Due Interest	0.00	0.00	0.00	3,031.57	0.00	3,031.57	0.00
5011.00 · Reserve Assessment	8,420.33	8,420.33	0.00	25,261.03	25,261.03	0.00	101,044.00
5040.00 · Other	5.00	0.00	5.00	5.00	0.00	5.00	0.00
5050.00 · Interest - Operating	47.50	0.00	47.50	111.84	0.00	111.84	0.00
Total Income	26,294.25	26,249.75	44.50	81,873.66	78,749.25	3,124.41	314,997.00
Gross Profit	26,294.25	26,249.75	44.50	81,873.66	78,749.25	3,124.41	314,997.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,514.67	3,514.67	0.00	10,544.01	10,543.97	0.04	42,176.00
7120.00 · Svc/Replacem/Other	3,798.24	500.00	3,298.24	4,072.44	1,500.00	2,572.44	6,000.00
7130.00 · Cul-de-sac Maintenance	0.00	833.33	(833.33)	0.00	2,500.03	(2,500.03)	10,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	5,733.00	6,019.78	(286.78)	24,079.00
7140.00 · Tree Trimming	2,770.00	750.00	2,020.00	2,770.00	2,250.00	520.00	9,000.00
7150.00 · Sprinkler/Irrigation Contract	275.00	183.33	91.67	550.00	550.03	(0.03)	2,200.00
Total 7100.00 · Grounds	12,268.91	7,787.91	4,481.00	23,669.45	23,363.81	305.64	93,455.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	666.67	(666.67)	395.00	1,999.97	(1,604.97)	8,000.00
7220.00 · Pest Control	0.00	41.67	(41.67)	40.00	124.97	(84.97)	500.00
7225.00 · Maintenance - Self Help	0.00	416.67	(416.67)	0.00	1,249.97	(1,249.97)	5,000.00
Total 7200.00 · Maintenance	0.00	1,125.01	(1,125.01)	435.00	3,374.91	(2,939.91)	13,500.00
7500.00 · Utilities							
7520.00 · Electric	53.04	62.50	(9.46)	157.56	187.50	(29.94)	750.00
7670.00 · Gatehouse Electric Usage	18.75	25.00	(6.25)	59.59	75.00	(15.41)	300.00
Total 7500.00 · Utilities	71.79	87.50	(15.71)	217.15	262.50	(45.35)	1,050.00
7800.00 · Administration							
7810.00 · Insurance - Property	373.78	333.33	40.45	1,121.34	1,000.03	121.31	4,000.00
7820.00 · Professional - Legal	1,914.00	3,333.33	(1,419.33)	9,292.20	10,000.03	(707.83)	40,000.00
7825.00 · Accounting Services - Audit	(1,550.00)	312.50	(1,862.50)	150.00	937.50	(787.50)	3,750.00
7830.00 · Division Fees	61.25	5.08	56.17	61.25	15.28	45.97	61.00
7840.00 · Income Tax	0.00	33.33	(33.33)	0.00	100.03	(100.03)	400.00
7870.00 · Management Fee	3,429.00	3,641.83	(212.83)	10,242.00	10,925.53	(683.53)	43,702.00
7880.00 · Office Supplies/Misc	240.96	294.58	(53.62)	691.46	883.78	(192.32)	3,535.00
7885.00 · Postage	87.85	166.67	(78.82)	104.60	499.97	(395.37)	2,000.00
7886.00 · Copies/Printing	95.40	208.33	(112.93)	210.20	625.03	(414.83)	2,500.00
7887.00 · Printing - Mass Mailings	0.00	500.00	(500.00)	2,269.91	1,500.00	769.91	6,000.00
Total 7800.00 · Administration	4,652.24	8,828.98	(4,176.74)	24,142.96	26,487.18	(2,344.22)	105,948.00
7900.00 · Other							
7910.00 · Transfer to Reserves	8,420.33	8,420.33	0.00	25,261.03	25,261.03	0.00	101,044.00
Total 7900.00 · Other	8,420.33	8,420.33	0.00	25,261.03	25,261.03	0.00	101,044.00
Total 7000.00 · Disbursements	25,413.27	26,249.73	(836.46)	73,725.59	78,749.43	(5,023.84)	314,997.00
Total Expense	25,413.27	26,249.73	(836.46)	73,725.59	78,749.43	(5,023.84)	314,997.00
Net Income	880.98	0.02	880.96	8,148.07	(0.18)	8,148.25	0.00

Prepared By: Sunstate Management Group