

JACARANDA WEST HOA #1, INC.
FINANCIAL REPORTS
April 30, 2019

TABLE OF CONTENTS:

STATEMENTS OF ASSETS, LIABILITIES & FUND BALANCE

STATEMENTS OF INCOME AND EXPENSE -
COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

05/25/19
Accrual Basis

Jacaranda West HOA #1, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of April 30, 2019

	<u>Apr 30, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	240,735.89
Total 1010.00 · Checking	<u>240,735.89</u>
1020.00 · Reserve Accounts	
1021.01 · M/M Synovus 242 0.25%	235,778.61
1021.04 · M/M Centennial 2735 0.05%	95,365.45
1023.00 · MM BB&T 9550 0.05%	169,016.01
1025.00 · M/M Cadence 3114 1.38% 7/17/19	109,191.61
Total 1020.00 · Reserve Accounts	<u>609,351.68</u>
Total Checking/Savings	850,087.57
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	12,160.50
1041.00 · Fine Receivable	4,010.00
1043.00 · Account Receivable	9,563.70
Total 1039.50 · Accounts Receivable	<u>25,734.20</u>
Total Accounts Receivable	25,734.20
Other Current Assets	
1046.00 · Allowance For Uncollect. Fines	(4,010.00)
1050.00 · Prepaid Insurance	560.71
1499.00 · Undeposited Funds	380.25
Total Other Current Assets	<u>(3,069.04)</u>
Total Current Assets	<u>872,752.73</u>
TOTAL ASSETS	<u>872,752.73</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	4,210.91
Other Current Liabilities	
3025.00 · Due to Sunstate	4,271.26
3031.00 · Deferred Assessments	209,933.00
Total Other Current Liabilities	<u>214,204.26</u>
Total Current Liabilities	218,415.17
Long Term Liabilities	
3500.00 · Reserve Fund	609,351.68
Total Long Term Liabilities	<u>609,351.68</u>
Total Liabilities	827,766.85
Equity	
3900.00 · Operating Fund	33,381.38
Net Income	11,604.50
Total Equity	<u>44,985.88</u>
TOTAL LIABILITIES & EQUITY	<u>872,752.73</u>

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

Accrual Basis

April 2019

	Apr 19	Budget	\$ Over Budget	Jan - Apr 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	17,821.42	17,829.42	(8.00)	71,285.64	71,317.64	(32.00)	213,953.00
5010.01 · Members Past Due Interest	(30.15)	0.00	(30.15)	3,001.42	0.00	3,001.42	0.00
5011.00 · Reserve Assessment	8,420.33	8,420.33	0.00	33,681.36	33,681.36	0.00	101,044.00
5040.00 · Other	0.00	0.00	0.00	5.00	0.00	5.00	0.00
5050.00 · Interest - Operating	42.51	0.00	42.51	154.35	0.00	154.35	0.00
Total Income	<u>26,254.11</u>	<u>26,249.75</u>	<u>4.36</u>	<u>108,127.77</u>	<u>104,999.00</u>	<u>3,128.77</u>	<u>314,997.00</u>
Gross Profit	26,254.11	26,249.75	4.36	108,127.77	104,999.00	3,128.77	314,997.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,514.67	3,514.67	0.00	14,058.68	14,058.64	0.04	42,176.00
7120.00 · Svc/Replacem/Other	0.00	500.00	(500.00)	4,072.44	2,000.00	2,072.44	6,000.00
7130.00 · Cul-de-sac Maintenance	0.00	833.33	(833.33)	0.00	3,333.36	(3,333.36)	10,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	7,644.00	8,026.36	(382.36)	24,079.00
7140.00 · Tree Trimming	0.00	750.00	(750.00)	2,770.00	3,000.00	(230.00)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	0.00	183.33	(183.33)	550.00	733.36	(183.36)	2,200.00
Total 7100.00 · Grounds	<u>5,425.67</u>	<u>7,787.91</u>	<u>(2,362.24)</u>	<u>29,095.12</u>	<u>31,151.72</u>	<u>(2,056.60)</u>	<u>93,455.00</u>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	666.67	(666.67)	395.00	2,666.64	(2,271.64)	8,000.00
7220.00 · Pest Control	0.00	41.67	(41.67)	40.00	166.64	(126.64)	500.00
7225.00 · Maintenance - Self Help	0.00	416.67	(416.67)	0.00	1,666.64	(1,666.64)	5,000.00
Total 7200.00 · Maintenance	<u>0.00</u>	<u>1,125.01</u>	<u>(1,125.01)</u>	<u>435.00</u>	<u>4,499.92</u>	<u>(4,064.92)</u>	<u>13,500.00</u>
7500.00 · Utilities							
7520.00 · Electric	58.28	62.50	(4.22)	215.84	250.00	(34.16)	750.00
7670.00 · Gatehouse Electric Usage	19.33	25.00	(5.67)	78.92	100.00	(21.08)	300.00
Total 7500.00 · Utilities	<u>77.61</u>	<u>87.50</u>	<u>(9.89)</u>	<u>294.76</u>	<u>350.00</u>	<u>(55.24)</u>	<u>1,050.00</u>
7800.00 · Administration							
7810.00 · Insurance - Property	373.78	333.33	40.45	1,495.12	1,333.36	161.76	4,000.00
7820.00 · Professional - Legal	3,242.30	3,333.33	(91.03)	12,534.50	13,333.36	(798.86)	40,000.00
7825.00 · Accounting Services - Audit	250.00	312.50	(62.50)	400.00	1,250.00	(850.00)	3,750.00
7830.00 · Division Fees	0.00	5.08	(5.08)	61.25	20.36	40.89	61.00
7840.00 · Income Tax	0.00	33.33	(33.33)	0.00	133.36	(133.36)	400.00
7870.00 · Management Fee	3,429.00	3,641.83	(212.83)	13,671.00	14,567.36	(896.36)	43,702.00
7880.00 · Office Supplies/Misc	1,227.79	294.58	933.21	1,919.25	1,178.36	740.89	3,535.00
7885.00 · Postage	65.50	166.67	(101.17)	170.10	666.64	(496.54)	2,000.00
7886.00 · Copies/Printing	285.70	208.33	77.37	495.90	833.36	(337.46)	2,500.00
7887.00 · Printing - Mass Mailings	0.00	500.00	(500.00)	2,269.91	2,000.00	269.91	6,000.00
Total 7800.00 · Administration	<u>8,874.07</u>	<u>8,828.98</u>	<u>45.09</u>	<u>33,017.03</u>	<u>35,316.16</u>	<u>(2,299.13)</u>	<u>105,948.00</u>
7900.00 · Other							
7910.00 · Transfer to Reserves	8,420.33	8,420.33	0.00	33,681.36	33,681.36	0.00	101,044.00
Total 7900.00 · Other	<u>8,420.33</u>	<u>8,420.33</u>	<u>0.00</u>	<u>33,681.36</u>	<u>33,681.36</u>	<u>0.00</u>	<u>101,044.00</u>
Total 7000.00 · Disbursements	<u>22,797.68</u>	<u>26,249.73</u>	<u>(3,452.05)</u>	<u>96,523.27</u>	<u>104,999.16</u>	<u>(8,475.89)</u>	<u>314,997.00</u>
Total Expense	<u>22,797.68</u>	<u>26,249.73</u>	<u>(3,452.05)</u>	<u>96,523.27</u>	<u>104,999.16</u>	<u>(8,475.89)</u>	<u>314,997.00</u>
Net Income	<u>3,456.43</u>	<u>0.02</u>	<u>3,456.41</u>	<u>11,604.50</u>	<u>(0.16)</u>	<u>11,604.66</u>	<u>0.00</u>

Prepared By: Sunstate Management Group