

JACARANDA WEST HOA #1, INC.
FINANCIAL REPORTS
June 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.

07/22/19

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

Accrual Basis

As of June 30, 2019

	Jun 30, 19
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	199,397.34
Total 1010.00 · Checking	199,397.34
1020.00 · Reserve Accounts	
1021.01 · M/M Synovus 242 0.25%	235,825.90
1021.04 · M/M Centennial 2735 0.05%	112,418.26
1023.00 · MM BB&T 9550 0.05%	169,030.14
1025.00 · M/M Cadence 3114 1.38% 7/17/19	109,191.61
Total 1020.00 · Reserve Accounts	626,465.91
Total Checking/Savings	825,863.25
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	10,757.18
1041.00 · Fine Receivable	4,010.00
1043.00 · Account Receivable	9,355.64
Total 1039.50 · Accounts Receivable	24,122.82
Total Accounts Receivable	24,122.82
Other Current Assets	
1046.00 · Allowance For Uncollect. Fines	(4,010.00)
1050.00 · Prepaid Insurance	3,536.64
1499.00 · Undeposited Funds	1,739.42
Total Other Current Assets	1,266.06
Total Current Assets	851,252.13
TOTAL ASSETS	851,252.13
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	10,381.79
Other Current Liabilities	
3010 · Suspense	(46.43)
3025.00 · Due to Sunstate	4,271.26
3031.00 · Deferred Assessments	157,449.50
Total Other Current Liabilities	161,674.33
Total Current Liabilities	172,056.12
Long Term Liabilities	
3500.00 · Reserve Fund	626,465.91
Total Long Term Liabilities	626,465.91
Total Liabilities	798,522.03
Equity	
3900.00 · Operating Fund	33,381.38
Net Income	19,348.72
Total Equity	52,730.10
TOTAL LIABILITIES & EQUITY	851,252.13

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

Accrual Basis

June 2019

	Jun 19	Budget	\$ Over Budget	Jan - Jun 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	17,821.42	17,829.42	(8.00)	106,928.48	106,976.48	(48.00)	213,953.00
5010.01 · Members Past Due Interest	1.75	0.00	1.75	3,003.17	0.00	3,003.17	0.00
5011.00 · Reserve Assessment	8,420.33	8,420.33	0.00	50,522.02	50,522.02	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	34.70	0.00	34.70	228.84	0.00	228.84	0.00
Total Income	26,278.20	26,249.75	28.45	160,687.51	157,498.50	3,189.01	314,997.00
Gross Profit	26,278.20	26,249.75	28.45	160,687.51	157,498.50	3,189.01	314,997.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,514.67	3,514.67	0.00	21,088.02	21,087.98	0.04	42,176.00
7120.00 · Svc/Replacem/Other	0.00	500.00	(500.00)	4,246.29	3,000.00	1,246.29	6,000.00
7130.00 · Cul-de-sac Maintenance	0.00	833.33	(833.33)	0.00	5,000.02	(5,000.02)	10,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	11,466.00	12,039.52	(573.52)	24,079.00
7140.00 · Tree Trimming	0.00	750.00	(750.00)	2,770.00	4,500.00	(1,730.00)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	0.00	183.33	(183.33)	825.00	1,100.02	(275.02)	2,200.00
Total 7100.00 · Grounds	5,425.67	7,787.91	(2,362.24)	40,395.31	46,727.54	(6,332.23)	93,455.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	666.67	(666.67)	395.00	3,999.98	(3,604.98)	8,000.00
7220.00 · Pest Control	0.00	41.67	(41.67)	40.00	249.98	(209.98)	500.00
7225.00 · Maintenance - Self Help	0.00	416.67	(416.67)	0.00	2,499.98	(2,499.98)	5,000.00
Total 7200.00 · Maintenance	0.00	1,125.01	(1,125.01)	435.00	6,749.94	(6,314.94)	13,500.00
7500.00 · Utilities							
7520.00 · Electric	55.20	62.50	(7.30)	328.13	375.00	(46.87)	750.00
7670.00 · Gatehouse Electric Usage	17.48	25.00	(7.52)	115.24	150.00	(34.76)	300.00
Total 7500.00 · Utilities	72.68	87.50	(14.82)	443.37	525.00	(81.63)	1,050.00
7800.00 · Administration							
7810.00 · Insurance - Property	340.70	333.33	7.37	2,209.60	2,000.02	209.58	4,000.00
7820.00 · Professional - Legal	6,218.78	3,333.33	2,885.45	20,612.28	20,000.02	612.26	40,000.00
7825.00 · Accounting Services - Audit	0.00	312.50	(312.50)	400.00	1,875.00	(1,475.00)	3,750.00
7830.00 · Division Fees	0.00	5.08	(5.08)	61.25	30.52	30.73	61.00
7840.00 · Income Tax	0.00	33.33	(33.33)	0.00	200.02	(200.02)	400.00
7870.00 · Management Fee	3,429.00	3,641.83	(212.83)	20,529.00	21,851.02	(1,322.02)	43,702.00
7880.00 · Office Supplies/Misc	412.50	294.58	117.92	2,476.75	1,767.52	709.23	3,535.00
7885.00 · Postage	62.10	166.67	(104.57)	313.20	999.98	(686.78)	2,000.00
7886.00 · Copies/Printing	48.50	208.33	(159.83)	671.10	1,250.02	(578.92)	2,500.00
7887.00 · Printing - Mass Mailings	0.00	500.00	(500.00)	2,269.91	3,000.00	(730.09)	6,000.00
Total 7800.00 · Administration	10,511.58	8,828.98	1,682.60	49,543.09	52,974.12	(3,431.03)	105,948.00
7900.00 · Other							
7910.00 · Transfer to Reserves	8,420.33	8,420.33	0.00	50,522.02	50,522.02	0.00	101,044.00
Total 7900.00 · Other	8,420.33	8,420.33	0.00	50,522.02	50,522.02	0.00	101,044.00
Total 7000.00 · Disbursements	24,430.26	26,249.73	(1,819.47)	141,338.79	157,498.62	(16,159.83)	314,997.00
Total Expense	24,430.26	26,249.73	(1,819.47)	141,338.79	157,498.62	(16,159.83)	314,997.00
Net Income	1,847.94	0.02	1,847.92	19,348.72	(0.12)	19,348.84	0.00