

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

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STATEMENTS OF ASSETS, LIABILITIES & FUND BALANCE

STATEMENTS OF INCOME AND EXPENSE -  
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**Prepared By: Sunstate Association Management Group, Inc.**

08/19/19

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

Accrual Basis

As of July 31, 2019

	Jul 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010.00 · Checking	
1011.01 · OP Centennial 5532	139,249.21
1019.00 · Due (To) From Reserves	33,753.50
<b>Total 1010.00 · Checking</b>	173,002.71
1020.00 · Reserve Accounts	
1021.01 · M/M Synovus 242 0.25%	235,849.94
1021.04 · M/M Centennial 2735 0.05%	120,964.28
1023.00 · MM BB&T 9550 0.05%	169,036.35
1025.00 · M/M Cadence 3114 1.38% 7/17/19	109,191.61
1039.00 · Due (To) From Operating	(33,753.50)
<b>Total 1020.00 · Reserve Accounts</b>	601,288.68
<b>Total Checking/Savings</b>	774,291.39
<b>Accounts Receivable</b>	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	10,351.82
1041.00 · Fine Receivable	4,010.00
1043.00 · Account Receivable	8,951.06
<b>Total 1039.50 · Accounts Receivable</b>	23,312.88
<b>Total Accounts Receivable</b>	23,312.88
<b>Other Current Assets</b>	
1046.00 · Allowance For Uncollect. Fines	(4,010.00)
1050.00 · Prepaid Insurance	3,750.69
<b>Total Other Current Assets</b>	(259.31)
<b>Total Current Assets</b>	797,344.96
<b>TOTAL ASSETS</b>	<b>797,344.96</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	2,187.73
<b>Other Current Liabilities</b>	
3025.00 · Due to Sunstate	4,271.26
3031.00 · Deferred Assessments	131,207.75
3040 · Prepaid Assessments	30.23
<b>Total Other Current Liabilities</b>	135,509.24
<b>Total Current Liabilities</b>	137,696.97
<b>Long Term Liabilities</b>	
3500.00 · Reserve Fund	601,288.68
<b>Total Long Term Liabilities</b>	601,288.68
<b>Total Liabilities</b>	738,985.65
<b>Equity</b>	
3900.00 · Operating Fund	33,381.38
Net Income	24,977.93
<b>Total Equity</b>	58,359.31
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>797,344.96</b>

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

Accrual Basis

July 2019

	Jul 19	Budget	\$ Over Budget	Jan - Jul 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
5010.00 · Assessments	17,821.42	17,829.42	(8.00)	124,749.90	124,805.90	(56.00)	213,953.00
5010.01 · Members Past Due Interest	56.42	0.00	56.42	3,059.59	0.00	3,059.59	0.00
5011.00 · Reserve Assessment	8,420.33	8,420.33	0.00	58,942.35	58,942.35	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	31.99	0.00	31.99	260.83	0.00	260.83	0.00
<b>Total Income</b>	<b>26,330.16</b>	<b>26,249.75</b>	<b>80.41</b>	<b>187,017.67</b>	<b>183,748.25</b>	<b>3,269.42</b>	<b>314,997.00</b>
<b>Gross Profit</b>	<b>26,330.16</b>	<b>26,249.75</b>	<b>80.41</b>	<b>187,017.67</b>	<b>183,748.25</b>	<b>3,269.42</b>	<b>314,997.00</b>
<b>Expense</b>							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,514.67	3,514.67	0.00	24,602.69	24,602.65	0.04	42,176.00
7120.00 · Svc/Replacem/Other	292.95	500.00	(207.05)	4,539.24	3,500.00	1,039.24	6,000.00
7130.00 · Cul-de-sac Maintenance	0.00	833.33	(833.33)	0.00	5,833.35	(5,833.35)	10,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	13,377.00	14,046.10	(669.10)	24,079.00
7140.00 · Tree Trimming	0.00	750.00	(750.00)	2,770.00	5,250.00	(2,480.00)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	275.00	183.33	91.67	1,100.00	1,283.35	(183.35)	2,200.00
<b>Total 7100.00 · Grounds</b>	<b>5,993.62</b>	<b>7,787.91</b>	<b>(1,794.29)</b>	<b>46,388.93</b>	<b>54,515.45</b>	<b>(8,126.52)</b>	<b>93,455.00</b>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	666.67	(666.67)	395.00	4,666.65	(4,271.65)	8,000.00
7220.00 · Pest Control	0.00	41.67	(41.67)	40.00	291.65	(251.65)	500.00
7225.00 · Maintenance - Self Help	0.00	416.67	(416.67)	0.00	2,916.65	(2,916.65)	5,000.00
<b>Total 7200.00 · Maintenance</b>	<b>0.00</b>	<b>1,125.01</b>	<b>(1,125.01)</b>	<b>435.00</b>	<b>7,874.95</b>	<b>(7,439.95)</b>	<b>13,500.00</b>
7500.00 · Utilities							
7520.00 · Electric	53.92	62.50	(8.58)	382.05	437.50	(55.45)	750.00
7670.00 · Gatehouse Electric Usage	17.86	25.00	(7.14)	133.10	175.00	(41.90)	300.00
<b>Total 7500.00 · Utilities</b>	<b>71.78</b>	<b>87.50</b>	<b>(15.72)</b>	<b>515.15</b>	<b>612.50</b>	<b>(97.35)</b>	<b>1,050.00</b>
7800.00 · Administration							
7810.00 · Insurance - Property	354.95	333.33	21.62	2,564.55	2,333.35	231.20	4,000.00
7820.00 · Professional - Legal	1,809.24	3,333.33	(1,524.09)	22,421.52	23,333.35	(911.83)	40,000.00
7825.00 · Accounting Services - Audit	0.00	312.50	(312.50)	400.00	2,187.50	(1,787.50)	3,750.00
7830.00 · Division Fees	0.00	5.08	(5.08)	61.25	35.60	25.65	61.00
7840.00 · Income Tax	0.00	33.33	(33.33)	0.00	233.35	(233.35)	400.00
7870.00 · Management Fee	3,429.00	3,641.83	(212.83)	23,958.00	25,492.85	(1,534.85)	43,702.00
7880.00 · Office Supplies/Misc	473.13	294.58	178.55	2,949.88	2,062.10	887.78	3,535.00
7885.00 · Postage	39.90	166.67	(126.77)	353.10	1,166.65	(813.55)	2,000.00
7886.00 · Copies/Printing	109.00	208.33	(99.33)	780.10	1,458.35	(678.25)	2,500.00
7887.00 · Printing - Mass Mailings	0.00	500.00	(500.00)	2,269.91	3,500.00	(1,230.09)	6,000.00
<b>Total 7800.00 · Administration</b>	<b>6,215.22</b>	<b>8,828.98</b>	<b>(2,613.76)</b>	<b>55,758.31</b>	<b>61,803.10</b>	<b>(6,044.79)</b>	<b>105,948.00</b>
7900.00 · Other							
7910.00 · Transfer to Reserves	8,420.33	8,420.33	0.00	58,942.35	58,942.35	0.00	101,044.00
<b>Total 7900.00 · Other</b>	<b>8,420.33</b>	<b>8,420.33</b>	<b>0.00</b>	<b>58,942.35</b>	<b>58,942.35</b>	<b>0.00</b>	<b>101,044.00</b>
<b>Total 7000.00 · Disbursements</b>	<b>20,700.95</b>	<b>26,249.73</b>	<b>(5,548.78)</b>	<b>162,039.74</b>	<b>183,748.35</b>	<b>(21,708.61)</b>	<b>314,997.00</b>
<b>Total Expense</b>	<b>20,700.95</b>	<b>26,249.73</b>	<b>(5,548.78)</b>	<b>162,039.74</b>	<b>183,748.35</b>	<b>(21,708.61)</b>	<b>314,997.00</b>
<b>Net Income</b>	<b>5,629.21</b>	<b>0.02</b>	<b>5,629.19</b>	<b>24,977.93</b>	<b>(0.10)</b>	<b>24,978.03</b>	<b>0.00</b>