

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

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10/18/19

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

Accrual Basis

As of September 30, 2019

	Sep 30, 19
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	124,220.75
Total 1010.00 · Checking	124,220.75
1020.00 · Reserve Accounts	
1021.01 · M/M Synovus 242 0.25%	235,897.25
1021.04 · M/M Centennial 2735 0.05%	104,249.13
1023.00 · MM BB&T 9550 0.05%	169,042.00
1025.00 · M/M Cadence 3114 1.38% 7/17/19	109,191.61
Total 1020.00 · Reserve Accounts	618,379.99
Total Checking/Savings	742,600.74
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	8,472.18
1041.00 · Fine Receivable	4,010.00
1043.00 · Account Receivable	10,681.04
Total 1039.50 · Accounts Receivable	23,163.22
Total Accounts Receivable	23,163.22
Other Current Assets	
1046.00 · Allowance For Uncollect. Fines	(4,010.00)
1050.00 · Prepaid Insurance	3,040.79
1499.00 · Undeposited Funds	264.39
Total Other Current Assets	(704.82)
Total Current Assets	765,059.14
TOTAL ASSETS	765,059.14
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	3,894.35
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	78,724.25
Total Other Current Liabilities	83,130.51
Total Current Liabilities	87,024.86
Long Term Liabilities	
3500.00 · Reserve Fund	618,379.99
Total Long Term Liabilities	618,379.99
Total Liabilities	705,404.85
Equity	
3900.00 · Operating Fund	33,381.38
Net Income	26,272.91
Total Equity	59,654.29
TOTAL LIABILITIES & EQUITY	765,059.14

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

Accrual Basis

September 2019

	Sep 19	Budget	\$ Over Budget	Jan - Sep 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	17,821.42	17,829.42	(8.00)	160,392.74	160,464.74	(72.00)	213,953.00
5010.01 · Members Past Due Interest	0.00	0.00	0.00	3,059.59	0.00	3,059.59	0.00
5011.00 · Reserve Assessment	8,420.33	8,420.33	0.00	75,783.01	75,783.01	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	25.75	0.00	25.75	316.90	0.00	316.90	0.00
Total Income	26,267.50	26,249.75	17.75	239,557.24	236,247.75	3,309.49	314,997.00
Gross Profit	26,267.50	26,249.75	17.75	239,557.24	236,247.75	3,309.49	314,997.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,514.67	3,514.67	0.00	31,632.03	31,631.99	0.04	42,176.00
7120.00 · Svc/Replacem/Other	0.00	500.00	(500.00)	4,962.89	4,500.00	462.89	6,000.00
7130.00 · Cul-de-sac Maintenance	0.00	833.33	(833.33)	0.00	7,500.01	(7,500.01)	10,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	17,199.00	18,059.26	(860.26)	24,079.00
7140.00 · Tree Trimming	2,956.50	750.00	2,206.50	5,726.50	6,750.00	(1,023.50)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	275.00	183.33	91.67	1,375.00	1,650.01	(275.01)	2,200.00
Total 7100.00 · Grounds	8,657.17	7,787.91	869.26	60,895.42	70,091.27	(9,195.85)	93,455.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	200.00	666.67	(466.67)	883.90	5,999.99	(5,116.09)	8,000.00
7220.00 · Pest Control	0.00	41.67	(41.67)	40.00	374.99	(334.99)	500.00
7225.00 · Maintenance - Self Help	40.00	416.67	(376.67)	40.00	3,749.99	(3,709.99)	5,000.00
Total 7200.00 · Maintenance	240.00	1,125.01	(885.01)	963.90	10,124.97	(9,161.07)	13,500.00
7500.00 · Utilities							
7520.00 · Electric	56.01	62.50	(6.49)	491.76	562.50	(70.74)	750.00
7670.00 · Gatehouse Electric Usage	17.74	25.00	(7.26)	169.14	225.00	(55.86)	300.00
Total 7500.00 · Utilities	73.75	87.50	(13.75)	660.90	787.50	(126.60)	1,050.00
7800.00 · Administration							
7810.00 · Insurance - Property	354.95	333.33	21.62	3,274.45	3,000.01	274.44	4,000.00
7820.00 · Professional - Legal	4,550.00	3,333.33	1,216.67	29,281.69	30,000.01	(718.32)	40,000.00
7825.00 · Accounting Services - Audit	0.00	312.50	(312.50)	2,150.00	2,812.50	(662.50)	3,750.00
7830.00 · Division Fees	0.00	5.08	(5.08)	61.25	45.76	15.49	61.00
7840.00 · Income Tax	0.00	33.33	(33.33)	0.00	300.01	(300.01)	400.00
7870.00 · Management Fee	3,890.50	3,641.83	248.67	31,739.00	32,776.51	(1,037.51)	43,702.00
7880.00 · Office Supplies/Misc	278.75	294.58	(15.83)	3,373.63	2,651.26	722.37	3,535.00
7885.00 · Postage	35.70	166.67	(130.97)	563.35	1,499.99	(936.64)	2,000.00
7886.00 · Copies/Printing	205.54	208.33	(2.79)	1,212.04	1,875.01	(662.97)	2,500.00
7887.00 · Printing - Mass Mailings	1,055.78	500.00	555.78	3,325.69	4,500.00	(1,174.31)	6,000.00
Total 7800.00 · Administration	10,371.22	8,828.98	1,542.24	74,981.10	79,461.06	(4,479.96)	105,948.00
7900.00 · Other							
7910.00 · Transfer to Reserves	8,420.33	8,420.33	0.00	75,783.01	75,783.01	0.00	101,044.00
Total 7900.00 · Other	8,420.33	8,420.33	0.00	75,783.01	75,783.01	0.00	101,044.00
Total 7000.00 · Disbursements	27,762.47	26,249.73	1,512.74	213,284.33	236,247.81	(22,963.48)	314,997.00
Total Expense	27,762.47	26,249.73	1,512.74	213,284.33	236,247.81	(22,963.48)	314,997.00
Net Income	(1,494.97)	0.02	(1,494.99)	26,272.91	(0.06)	26,272.97	0.00