

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

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**Prepared By: Sunstate Association Management Group, Inc.**

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

11/11/19

Accrual Basis

As of October 31, 2019

	Oct 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010.00 · Checking	
1011.01 · OP Centennial 5532	108,477.74
<b>Total 1010.00 · Checking</b>	108,477.74
1020.00 · Reserve Accounts	
1021.01 · M/M Synovus 242 0.25%	235,921.29
1021.04 · M/M Centennial 2735 0.05%	23,868.78
1023.00 · MM BB&T 9550 0.05%	169,044.87
1025.00 · M/M Cadence 3114 1.38% 7/17/19	109,191.61
<b>Total 1020.00 · Reserve Accounts</b>	538,026.55
<b>Total Checking/Savings</b>	646,504.29
<b>Accounts Receivable</b>	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	6,507.18
1041.00 · Fine Receivable	4,010.00
1043.00 · Account Receivable	8,204.18
<b>Total 1039.50 · Accounts Receivable</b>	18,721.36
<b>Total Accounts Receivable</b>	18,721.36
<b>Other Current Assets</b>	
1046.00 · Allowance For Uncollect. Fines	(4,010.00)
1050.00 · Prepaid Insurance	2,685.84
<b>Total Other Current Assets</b>	(1,324.16)
<b>Total Current Assets</b>	663,901.49
<b>TOTAL ASSETS</b>	<b>663,901.49</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	12,316.08
<b>Other Current Liabilities</b>	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	52,482.50
<b>Total Other Current Liabilities</b>	56,888.76
<b>Total Current Liabilities</b>	69,204.84
<b>Long Term Liabilities</b>	
3500.00 · Reserve Fund	538,026.55
<b>Total Long Term Liabilities</b>	538,026.55
<b>Total Liabilities</b>	607,231.39
<b>Equity</b>	
3900.00 · Operating Fund	33,381.38
Net Income	23,288.72
<b>Total Equity</b>	56,670.10
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>663,901.49</b>

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

Accrual Basis

October 2019

	Oct 19	Budget	\$ Over Budget	Jan - Oct 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
5010.00 · Assessments	17,821.42	17,829.42	(8.00)	178,214.16	178,294.16	(80.00)	213,953.00
5010.01 · Members Past Due Interest	732.48	0.00	732.48	3,792.07	0.00	3,792.07	0.00
5011.00 · Reserve Assessment	8,420.33	8,420.33	0.00	84,203.34	84,203.34	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	24.72	0.00	24.72	341.62	0.00	341.62	0.00
<b>Total Income</b>	<b>26,998.95</b>	<b>26,249.75</b>	<b>749.20</b>	<b>266,556.19</b>	<b>262,497.50</b>	<b>4,058.69</b>	<b>314,997.00</b>
<b>Gross Profit</b>	<b>26,998.95</b>	<b>26,249.75</b>	<b>749.20</b>	<b>266,556.19</b>	<b>262,497.50</b>	<b>4,058.69</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	35,146.70	35,146.66	0.04	42,176.00
7120.00 · Svc/Replacem/Other	473.81	500.00	(26.19)	5,436.70	5,000.00	436.70	6,000.00
7130.00 · Cul-de-sac Maintenance	0.00	833.33	(833.33)	0.00	8,333.34	(8,333.34)	10,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	19,110.00	20,065.84	(955.84)	24,079.00
7140.00 · Tree Trimming	0.00	750.00	(750.00)	5,726.50	7,500.00	(1,773.50)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	0.00	183.33	(183.33)	1,375.00	1,833.34	(458.34)	2,200.00
<b>Total 7100.00 · Grounds</b>	<b>5,899.48</b>	<b>7,787.91</b>	<b>(1,888.43)</b>	<b>66,794.90</b>	<b>77,879.18</b>	<b>(11,084.28)</b>	<b>93,455.00</b>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	730.58	666.67	63.91	1,614.48	6,666.66	(5,052.18)	8,000.00
7220.00 · Pest Control	0.00	41.67	(41.67)	40.00	416.66	(376.66)	500.00
7225.00 · Maintenance - Self Help	0.00	416.67	(416.67)	40.00	4,166.66	(4,126.66)	5,000.00
<b>Total 7200.00 · Maintenance</b>	<b>730.58</b>	<b>1,125.01</b>	<b>(394.43)</b>	<b>1,694.48</b>	<b>11,249.98</b>	<b>(9,555.50)</b>	<b>13,500.00</b>
7500.00 · Utilities							
7520.00 · Electric	55.64	62.50	(6.86)	547.40	625.00	(77.60)	750.00
7670.00 · Gatehouse Electric Usage	18.62	25.00	(6.38)	187.76	250.00	(62.24)	300.00
<b>Total 7500.00 · Utilities</b>	<b>74.26</b>	<b>87.50</b>	<b>(13.24)</b>	<b>735.16</b>	<b>875.00</b>	<b>(139.84)</b>	<b>1,050.00</b>
7800.00 · Administration							
7810.00 · Insurance - Property	354.95	333.33	21.62	3,629.40	3,333.34	296.06	4,000.00
7820.00 · Professional - Legal	5,212.88	3,333.33	1,879.55	34,494.57	33,333.34	1,161.23	40,000.00
7825.00 · Accounting Services - Audit	0.00	312.50	(312.50)	2,150.00	3,125.00	(975.00)	3,750.00
7830.00 · Division Fees	0.00	5.08	(5.08)	61.25	50.84	10.41	61.00
7840.00 · Income Tax	0.00	33.33	(33.33)	0.00	333.34	(333.34)	400.00
7870.00 · Management Fee	3,890.50	3,641.83	248.67	35,629.50	36,418.34	(788.84)	43,702.00
7880.00 · Office Supplies/Misc	402.00	294.58	107.42	3,775.63	2,945.84	829.79	3,535.00
7885.00 · Postage	140.75	166.67	(25.92)	704.10	1,666.66	(962.56)	2,000.00
7886.00 · Copies/Printing	827.90	208.33	619.57	2,039.94	2,083.34	(43.40)	2,500.00
7887.00 · Printing - Mass Mailings	4,029.51	500.00	3,529.51	7,355.20	5,000.00	2,355.20	6,000.00
<b>Total 7800.00 · Administration</b>	<b>14,858.49</b>	<b>8,828.98</b>	<b>6,029.51</b>	<b>89,839.59</b>	<b>88,290.04</b>	<b>1,549.55</b>	<b>105,948.00</b>
7900.00 · Other							
7910.00 · Transfer to Reserves	8,420.33	8,420.33	0.00	84,203.34	84,203.34	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>84,203.34</b>	<b>84,203.34</b>	<b>0.00</b>	<b>101,044.00</b>
<b>Total 7000.00 · Disbursements</b>	<b>29,983.14</b>	<b>26,249.73</b>	<b>3,733.41</b>	<b>243,267.47</b>	<b>262,497.54</b>	<b>(19,230.07)</b>	<b>314,997.00</b>
<b>Total Expense</b>	<b>29,983.14</b>	<b>26,249.73</b>	<b>3,733.41</b>	<b>243,267.47</b>	<b>262,497.54</b>	<b>(19,230.07)</b>	<b>314,997.00</b>
<b>Net Income</b>	<b>(2,984.19)</b>	<b>0.02</b>	<b>(2,984.21)</b>	<b>23,288.72</b>	<b>(0.04)</b>	<b>23,288.76</b>	<b>0.00</b>