

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

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01/23/20

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

Accrual Basis

As of December 31, 2019

	Dec 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	231,600.96
Total 1010.00 · Checking	231,600.96
1020.00 · Reserve Accounts	
1021.01 · M/M Synovus 242 0.25%	235,958.61
1021.04 · M/M Centennial 2735 0.05%	24,340.02
1023.00 · MM BB&T 9550 0.05%	169,050.52
1025.00 · M/M Cadence 3114 1.889% 6/19/22	112,128.89
Total 1020.00 · Reserve Accounts	541,478.04
Total Checking/Savings	773,079.00
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	5,578.94
1041.00 · Fine Receivable	4,010.00
1043.00 · Account Receivable	6,610.18
Total 1039.50 · Accounts Receivable	16,199.12
Total Accounts Receivable	16,199.12
Other Current Assets	
1045.00 · Allowance For Assessments Due	147.27
1046.00 · Allowance For Uncollect. Fines	(4,010.00)
1047.00 · Allowance For Accounts Rec.	385.00
1050.00 · Prepaid Insurance	1,975.94
1499.00 · Undeposited Funds	350.00
Total Other Current Assets	(1,151.79)
Total Current Assets	788,126.33
TOTAL ASSETS	788,126.33
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	3,959.99
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3040 · Prepaid Assessments	170,500.00
Total Other Current Liabilities	174,906.26
Total Current Liabilities	178,866.25
Long Term Liabilities	
3500.00 · Reserve Fund	541,478.04
Total Long Term Liabilities	541,478.04
Total Liabilities	720,344.29
Equity	
3900.00 · Operating Fund	33,381.38
Net Income	34,400.66
Total Equity	67,782.04
TOTAL LIABILITIES & EQUITY	788,126.33

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

Accrual Basis

December 2019

	Dec 19	Budget	\$ Over Budget	Jan - Dec 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	17,820.42	17,829.42	(9.00)	213,856.00	213,953.00	(97.00)	213,953.00
5010.01 · Members Past Due Interest	0.00	0.00	0.00	3,792.07	0.00	3,792.07	0.00
5011.00 · Reserve Assessment	8,420.33	8,420.33	0.00	101,044.00	101,044.00	0.00	101,044.00
5040.00 · Other	0.00	0.00	0.00	55.00	0.00	55.00	0.00
5050.00 · Interest - Operating	19.42	0.00	19.42	378.25	0.00	378.25	0.00
Total Income	<u>26,260.17</u>	<u>26,249.75</u>	<u>10.42</u>	<u>319,125.32</u>	<u>314,997.00</u>	<u>4,128.32</u>	<u>314,997.00</u>
Gross Profit	<u>26,260.17</u>	<u>26,249.75</u>	<u>10.42</u>	<u>319,125.32</u>	<u>314,997.00</u>	<u>4,128.32</u>	<u>314,997.00</u>
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,514.67	3,514.67	0.00	42,176.04	42,176.00	0.04	42,176.00
7120.00 · Svc/Replacem/Other	0.00	500.00	(500.00)	5,454.50	6,000.00	(545.50)	6,000.00
7130.00 · Cul-de-sac Maintenance	0.00	833.33	(833.33)	0.00	10,000.00	(10,000.00)	10,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	22,932.00	24,079.00	(1,147.00)	24,079.00
7140.00 · Tree Trimming	0.00	750.00	(750.00)	5,726.50	9,000.00	(3,273.50)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	0.00	183.33	(183.33)	1,650.00	2,200.00	(550.00)	2,200.00
Total 7100.00 · Grounds	<u>5,425.67</u>	<u>7,787.91</u>	<u>(2,362.24)</u>	<u>77,939.04</u>	<u>93,455.00</u>	<u>(15,515.96)</u>	<u>93,455.00</u>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	156.88	666.67	(509.79)	1,851.36	8,000.00	(6,148.64)	8,000.00
7220.00 · Pest Control	0.00	41.67	(41.67)	40.00	500.00	(460.00)	500.00
7225.00 · Maintenance - Self Help	0.00	416.67	(416.67)	80.00	5,000.00	(4,920.00)	5,000.00
Total 7200.00 · Maintenance	<u>156.88</u>	<u>1,125.01</u>	<u>(968.13)</u>	<u>1,971.36</u>	<u>13,500.00</u>	<u>(11,528.64)</u>	<u>13,500.00</u>
7500.00 · Utilities							
7520.00 · Electric	58.97	62.50	(3.53)	666.15	750.00	(83.85)	750.00
7670.00 · Gatehouse Electric Usage	24.72	25.00	(0.28)	231.27	300.00	(68.73)	300.00
Total 7500.00 · Utilities	<u>83.69</u>	<u>87.50</u>	<u>(3.81)</u>	<u>897.42</u>	<u>1,050.00</u>	<u>(152.58)</u>	<u>1,050.00</u>
7800.00 · Administration							
7810.00 · Insurance - Property	354.95	333.33	21.62	4,339.30	4,000.00	339.30	4,000.00
7820.00 · Professional - Legal	71.00	3,333.33	(3,262.33)	36,473.07	40,000.00	(3,526.93)	40,000.00
7825.00 · Accounting Services - Audit	0.00	312.50	(312.50)	2,150.00	3,750.00	(1,600.00)	3,750.00
7830.00 · Division Fees	0.00	5.08	(5.08)	61.25	61.00	0.25	61.00
7840.00 · Income Tax	0.00	33.33	(33.33)	0.00	400.00	(400.00)	400.00
7870.00 · Management Fee	4,268.50	3,641.83	626.67	44,378.50	43,702.00	676.50	43,702.00
7880.00 · Office Supplies/Misc	278.75	294.58	(15.83)	4,674.38	3,535.00	1,139.38	3,535.00
7885.00 · Postage	4.00	166.67	(162.67)	725.65	2,000.00	(1,274.35)	2,000.00
7886.00 · Copies/Printing	79.20	208.33	(129.13)	2,185.54	2,500.00	(314.46)	2,500.00
7887.00 · Printing - Mass Mailings	529.95	500.00	29.95	7,885.15	6,000.00	1,885.15	6,000.00
Total 7800.00 · Administration	<u>5,586.35</u>	<u>8,828.98</u>	<u>(3,242.63)</u>	<u>102,872.84</u>	<u>105,948.00</u>	<u>(3,075.16)</u>	<u>105,948.00</u>
7900.00 · Other							
7910.00 · Transfer to Reserves	8,420.33	8,420.33	0.00	101,044.00	101,044.00	0.00	101,044.00
Total 7900.00 · Other	<u>8,420.33</u>	<u>8,420.33</u>	<u>0.00</u>	<u>101,044.00</u>	<u>101,044.00</u>	<u>0.00</u>	<u>101,044.00</u>
Total 7000.00 · Disbursements	<u>19,672.92</u>	<u>26,249.73</u>	<u>(6,576.81)</u>	<u>284,724.66</u>	<u>314,997.00</u>	<u>(30,272.34)</u>	<u>314,997.00</u>
Total Expense	<u>19,672.92</u>	<u>26,249.73</u>	<u>(6,576.81)</u>	<u>284,724.66</u>	<u>314,997.00</u>	<u>(30,272.34)</u>	<u>314,997.00</u>
Net Income	<u><u>6,587.25</u></u>	<u><u>0.02</u></u>	<u><u>6,587.23</u></u>	<u><u>34,400.66</u></u>	<u><u>0.00</u></u>	<u><u>34,400.66</u></u>	<u><u>0.00</u></u>