

JACARANDA WEST HOA #1, INC.
FINANCIAL REPORTS
January 31, 2020

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Prepared By: Sunstate Association Management Group, Inc.

02/24/20

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

Accrual Basis

As of January 31, 2020

	Jan 31, 20
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	280,354.95
1019.00 · Due (To) From Reserves	33,753.50
Total 1010.00 · Checking	314,108.45
1020.00 · Reserve Accounts	
1021.01 · M/M Synovus 242 0.25%	235,958.61
1021.04 · M/M Centennial 2735 0.05%	33,060.85
1023.00 · MM BB&T 9550 0.05%	169,053.38
1025.00 · M/M Cadence 3114 1.889% 6/19/22	112,662.49
1039.00 · Due (To) From Operating	(33,753.50)
Total 1020.00 · Reserve Accounts	516,981.83
Total Checking/Savings	831,090.28
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	44,703.94
1041.00 · Fine Receivable	4,010.00
1043.00 · Account Receivable	6,579.93
Total 1039.50 · Accounts Receivable	55,293.87
Total Accounts Receivable	55,293.87
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	1,620.99
1499.00 · Undeposited Funds	700.00
Total Other Current Assets	(1,156.74)
Total Current Assets	885,227.41
TOTAL ASSETS	885,227.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	4,870.72
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	288,658.25
Total Other Current Liabilities	293,064.51
Total Current Liabilities	297,935.23
Long Term Liabilities	
3500.00 · Reserve Fund	516,981.83
Total Long Term Liabilities	516,981.83
Total Liabilities	814,917.06
Equity	
3900.00 · Operating Fund	67,782.04
Net Income	2,528.31
Total Equity	70,310.35
TOTAL LIABILITIES & EQUITY	885,227.41

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

Accrual Basis

January 2020

	Jan 20	Budget	\$ Over Budget	Jan 20	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	17,534.00	17,542.25	(8.25)	17,534.00	17,542.25	(8.25)	210,507.00
5011.00 · Reserve Assessment	8,707.75	8,707.75	0.00	8,707.75	8,707.75	0.00	104,493.00
5050.00 · Interest - Operating	49.90	0.00	49.90	49.90	0.00	49.90	0.00
Total Income	26,291.65	26,250.00	41.65	26,291.65	26,250.00	41.65	315,000.00
Gross Profit	26,291.65	26,250.00	41.65	26,291.65	26,250.00	41.65	315,000.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,514.67	3,620.12	(105.45)	3,514.67	3,620.12	(105.45)	43,441.00
7120.00 · Svc/Replacem/Other	0.00	639.00	(639.00)	0.00	639.00	(639.00)	7,668.00
7130.00 · Cul-de-sac Maintenance	0.00	833.37	(833.37)	0.00	833.37	(833.37)	10,000.00
7135.00 · Lake Treatment	0.00	2,006.62	(2,006.62)	0.00	2,006.62	(2,006.62)	24,079.00
7140.00 · Tree Trimming	3,100.00	750.00	2,350.00	3,100.00	750.00	2,350.00	9,000.00
7150.00 · Sprinkler/Irrigation Contract	0.00	183.37	(183.37)	0.00	183.37	(183.37)	2,200.00
Total 7100.00 · Grounds	6,614.67	8,032.48	(1,417.81)	6,614.67	8,032.48	(1,417.81)	96,388.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	333.37	(333.37)	0.00	333.37	(333.37)	4,000.00
7220.00 · Pest Control	40.00	5.13	34.87	40.00	5.13	34.87	62.00
Total 7200.00 · Maintenance	40.00	338.50	(298.50)	40.00	338.50	(298.50)	4,062.00
7500.00 · Utilities							
7520.00 · Electric	55.62	62.50	(6.88)	55.62	62.50	(6.88)	750.00
7670.00 · Gatehouse Electric Usage	19.87	25.00	(5.13)	19.87	25.00	(5.13)	300.00
Total 7500.00 · Utilities	75.49	87.50	(12.01)	75.49	87.50	(12.01)	1,050.00
7800.00 · Administration							
7810.00 · Insurance - Property	354.95	397.75	(42.80)	354.95	397.75	(42.80)	4,773.00
7820.00 · Professional - Legal	1,528.50	3,333.37	(1,804.87)	1,528.50	3,333.37	(1,804.87)	40,000.00
7825.00 · Accounting Services - Audit	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
7830.00 · Division Fees	61.25	5.12	56.13	61.25	5.12	56.13	61.00
7870.00 · Management Fee	3,980.50	3,585.50	395.00	3,980.50	3,585.50	395.00	43,026.00
7880.00 · Office Supplies/Misc	500.95	398.50	102.45	500.95	398.50	102.45	4,782.00
7885.00 · Postage	42.55	67.88	(25.33)	42.55	67.88	(25.33)	815.00
7886.00 · Copies/Printing	45.00	208.37	(163.37)	45.00	208.37	(163.37)	2,500.00
7887.00 · Printing - Mass Mailings	1,811.73	500.00	1,311.73	1,811.73	500.00	1,311.73	6,000.00
7896.00 · Bad Debt - Expense	0.00	87.50	(87.50)	0.00	87.50	(87.50)	1,050.00
Total 7800.00 · Administration	8,325.43	9,083.99	(758.56)	8,325.43	9,083.99	(758.56)	109,007.00
7900.00 · Other							
7910.00 · Transfer to Reserves	8,707.75	8,707.75	0.00	8,707.75	8,707.75	0.00	104,493.00
Total 7900.00 · Other	8,707.75	8,707.75	0.00	8,707.75	8,707.75	0.00	104,493.00
Total 7000.00 · Disbursements	23,763.34	26,250.22	(2,486.88)	23,763.34	26,250.22	(2,486.88)	315,000.00
Total Expense	23,763.34	26,250.22	(2,486.88)	23,763.34	26,250.22	(2,486.88)	315,000.00
Net Income	2,528.31	(0.22)	2,528.53	2,528.31	(0.22)	2,528.53	0.00