

**JACARANDA WEST HOA #1, INC.**  
**FINANCIAL REPORTS**  
**February 29, 2020**

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

03/20/20

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

Accrual Basis

As of February 29, 2020

	Feb 29, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010.00 · Checking	
1011.01 · OP Centennial 5532	270,361.76
1019.00 · Due (To) From Reserves	33,753.50
<b>Total 1010.00 · Checking</b>	304,115.26
<b>1020.00 · Reserve Accounts</b>	
1021.01 · M/M Synovus 242 0.25%	235,985.16
1021.04 · M/M Centennial 2735 0.05%	41,786.03
1023.00 · MM BB&T 9550 0.05%	169,056.06
1025.00 · M/M Cadence 3114 1.889% 6/19/22	112,662.49
1039.00 · Due (To) From Operating	(33,753.50)
<b>Total 1020.00 · Reserve Accounts</b>	525,736.24
<b>Total Checking/Savings</b>	829,851.50
<b>Accounts Receivable</b>	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	34,228.94
1041.00 · Fine Receivable	4,010.00
1043.00 · Account Receivable	7,439.93
<b>Total 1039.50 · Accounts Receivable</b>	45,678.87
<b>Total Accounts Receivable</b>	45,678.87
<b>Other Current Assets</b>	
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	1,266.04
1499.00 · Undeposited Funds	350.00
<b>Total Other Current Assets</b>	(1,861.69)
<b>Total Current Assets</b>	873,668.68
<b>TOTAL ASSETS</b>	<b>873,668.68</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	7,230.03
<b>Other Current Liabilities</b>	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	262,416.50
3040 · Prepaid Assessments	350.00
<b>Total Other Current Liabilities</b>	267,172.76
<b>Total Current Liabilities</b>	274,402.79
<b>Long Term Liabilities</b>	
3500.00 · Reserve Fund	525,736.24
<b>Total Long Term Liabilities</b>	525,736.24
<b>Total Liabilities</b>	800,139.03
<b>Equity</b>	
3900.00 · Operating Fund	67,782.04
Net Income	5,747.61
<b>Total Equity</b>	73,529.65
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>873,668.68</b>

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

Accrual Basis

February 2020

	Feb 20	Budget	\$ Over Budget	Jan - Feb 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
5010.00 · Assessments	17,534.00	17,542.25	(8.25)	35,068.00	35,084.50	(16.50)	210,507.00
5011.00 · Reserve Assessment	8,707.75	8,707.75	0.00	17,415.50	17,415.50	0.00	104,493.00
5050.00 · Interest - Operating	44.75	0.00	44.75	94.65	0.00	94.65	0.00
<b>Total Income</b>	<b>26,286.50</b>	<b>26,250.00</b>	<b>36.50</b>	<b>52,578.15</b>	<b>52,500.00</b>	<b>78.15</b>	<b>315,000.00</b>
<b>Gross Profit</b>	<b>26,286.50</b>	<b>26,250.00</b>	<b>36.50</b>	<b>52,578.15</b>	<b>52,500.00</b>	<b>78.15</b>	<b>315,000.00</b>
<b>Expense</b>							
<b>7000.00 · Disbursements</b>							
<b>7100.00 · Grounds</b>							
7110.00 · Grounds Contract	3,514.67	3,620.08	(105.41)	7,029.34	7,240.20	(210.86)	43,441.00
7120.00 · Svc/Replacem/Other	494.58	639.00	(144.42)	494.58	1,278.00	(783.42)	7,668.00
7130.00 · Cul-de-sac Maintenance	0.00	833.33	(833.33)	0.00	1,666.70	(1,666.70)	10,000.00
7135.00 · Lake Treatment	3,822.00	2,006.58	1,815.42	3,822.00	4,013.20	(191.20)	24,079.00
7140.00 · Tree Trimming	0.00	750.00	(750.00)	3,100.00	1,500.00	1,600.00	9,000.00
7150.00 · Sprinkler/Irrigation Contract	250.00	183.33	66.67	250.00	366.70	(116.70)	2,200.00
<b>Total 7100.00 · Grounds</b>	<b>8,081.25</b>	<b>8,032.32</b>	<b>48.93</b>	<b>14,695.92</b>	<b>16,064.80</b>	<b>(1,368.88)</b>	<b>96,388.00</b>
<b>7200.00 · Maintenance</b>							
7210.00 · Repairs & Maintenance	0.00	333.33	(333.33)	0.00	666.70	(666.70)	4,000.00
7220.00 · Pest Control	0.00	5.17	(5.17)	40.00	10.30	29.70	62.00
<b>Total 7200.00 · Maintenance</b>	<b>0.00</b>	<b>338.50</b>	<b>(338.50)</b>	<b>40.00</b>	<b>677.00</b>	<b>(637.00)</b>	<b>4,062.00</b>
<b>7500.00 · Utilities</b>							
7520.00 · Electric	56.07	62.50	(6.43)	111.69	125.00	(13.31)	750.00
7670.00 · Gatehouse Electric Usage	17.38	25.00	(7.62)	37.25	50.00	(12.75)	300.00
<b>Total 7500.00 · Utilities</b>	<b>73.45</b>	<b>87.50</b>	<b>(14.05)</b>	<b>148.94</b>	<b>175.00</b>	<b>(26.06)</b>	<b>1,050.00</b>
<b>7800.00 · Administration</b>							
7810.00 · Insurance - Property	354.95	397.75	(42.80)	709.90	795.50	(85.60)	4,773.00
7820.00 · Professional - Legal	1,623.00	3,333.33	(1,710.33)	3,151.50	6,666.70	(3,515.20)	40,000.00
7825.00 · Accounting Services - Audit	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00
7830.00 · Division Fees	0.00	5.08	(5.08)	61.25	10.20	51.05	61.00
7870.00 · Management Fee	3,800.50	3,585.50	215.00	7,781.00	7,171.00	610.00	43,026.00
7880.00 · Office Supplies/Misc	321.15	398.50	(77.35)	822.10	797.00	25.10	4,782.00
7885.00 · Postage	48.15	67.92	(19.77)	90.70	135.80	(45.10)	815.00
7886.00 · Copies/Printing	57.00	208.33	(151.33)	102.00	416.70	(314.70)	2,500.00
7887.00 · Printing - Mass Mailings	0.00	500.00	(500.00)	1,811.73	1,000.00	811.73	6,000.00
7896.00 · Bad Debt - Expense	0.00	87.50	(87.50)	0.00	175.00	(175.00)	1,050.00
<b>Total 7800.00 · Administration</b>	<b>6,204.75</b>	<b>9,083.91</b>	<b>(2,879.16)</b>	<b>14,530.18</b>	<b>18,167.90</b>	<b>(3,637.72)</b>	<b>109,007.00</b>
<b>7900.00 · Other</b>							
7910.00 · Transfer to Reserves	8,707.75	8,707.75	0.00	17,415.50	17,415.50	0.00	104,493.00
<b>Total 7900.00 · Other</b>	<b>8,707.75</b>	<b>8,707.75</b>	<b>0.00</b>	<b>17,415.50</b>	<b>17,415.50</b>	<b>0.00</b>	<b>104,493.00</b>
<b>Total 7000.00 · Disbursements</b>	<b>23,067.20</b>	<b>26,249.98</b>	<b>(3,182.78)</b>	<b>46,830.54</b>	<b>52,500.20</b>	<b>(5,669.66)</b>	<b>315,000.00</b>
<b>Total Expense</b>	<b>23,067.20</b>	<b>26,249.98</b>	<b>(3,182.78)</b>	<b>46,830.54</b>	<b>52,500.20</b>	<b>(5,669.66)</b>	<b>315,000.00</b>
<b>Net Income</b>	<b>3,219.30</b>	<b>0.02</b>	<b>3,219.28</b>	<b>5,747.61</b>	<b>(0.20)</b>	<b>5,747.81</b>	<b>0.00</b>

Prepared By: Sunstate Management Group