

**JACARANDA WEST HOA #1, INC.**  
**FINANCIAL REPORTS**  
**April 30, 2020**

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

05/25/20

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

Accrual Basis

As of April 30, 2020

	Apr 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010.00 · Checking	
1011.01 · OP Centennial 5532	233,330.17
1011.02 · OP Centennial ICS 5532	44,692.58
<b>Total 1010.00 · Checking</b>	278,022.75
<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%	25,478.87
1023.00 · MM BB&T 9550 0.05%	169,061.69
1025.00 · M/M Cadence 3114 1.889% 6/19/22	112,662.49
<b>Total 1020.00 · Reserve Accounts</b>	543,188.21
<b>Total Checking/Savings</b>	821,210.96
<b>Accounts Receivable</b>	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	16,134.19
1041.00 · Fine Receivable	4,010.00
1043.00 · Account Receivable	8,975.67
<b>Total 1039.50 · Accounts Receivable</b>	29,119.86
<b>Total Accounts Receivable</b>	29,119.86
<b>Other Current Assets</b>	
1046.00 · Allowance For Uncollect. Fines	(4,010.00)
1050.00 · Prepaid Insurance	556.14
<b>Total Other Current Assets</b>	(3,453.86)
<b>Total Current Assets</b>	846,876.96
<b>TOTAL ASSETS</b>	<b>846,876.96</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	2,122.15
<b>Other Current Liabilities</b>	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	209,933.00
3040.00 · Prepaid Assessments	1,080.55
<b>Total Other Current Liabilities</b>	215,419.81
<b>Total Current Liabilities</b>	217,541.96
<b>Long Term Liabilities</b>	
3500.00 · Reserve Fund	543,188.21
<b>Total Long Term Liabilities</b>	543,188.21
<b>Total Liabilities</b>	760,730.17
<b>Equity</b>	
3900.00 · Operating Fund	67,249.77
Net Income	18,897.02
<b>Total Equity</b>	86,146.79
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>846,876.96</b>

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

Accrual Basis

April 2020

	Apr 20	Budget	\$ Over Budget	Jan - Apr 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
5010.00 · Assessments	17,534.00	17,542.25	(8.25)	70,136.00	70,169.00	(33.00)	210,507.00
5010.01 · Members Past Due Interest	78.79	0.00	78.79	2,105.54	0.00	2,105.54	0.00
5011.00 · Reserve Assessment	8,707.75	8,707.75	0.00	34,831.00	34,831.00	0.00	104,493.00
5050.00 · Interest - Operating	42.73	0.00	42.73	182.39	0.00	182.39	0.00
<b>Total Income</b>	<b>26,363.27</b>	<b>26,250.00</b>	<b>113.27</b>	<b>107,254.93</b>	<b>105,000.00</b>	<b>2,254.93</b>	<b>315,000.00</b>
<b>Gross Profit</b>	<b>26,363.27</b>	<b>26,250.00</b>	<b>113.27</b>	<b>107,254.93</b>	<b>105,000.00</b>	<b>2,254.93</b>	<b>315,000.00</b>
<b>Expense</b>							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,514.67	3,620.08	(105.41)	14,058.68	14,480.36	(421.68)	43,441.00
7120.00 · Svc/Replacemt/Other	0.00	639.00	(639.00)	494.58	2,556.00	(2,061.42)	7,668.00
7130.00 · Cul-de-sac Maintenance	0.00	833.33	(833.33)	0.00	3,333.36	(3,333.36)	10,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	7,644.00	8,026.36	(382.36)	24,079.00
7140.00 · Tree Trimming	0.00	750.00	(750.00)	3,100.00	3,000.00	100.00	9,000.00
7150.00 · Sprinkler/Irrigation Contract	0.00	183.33	(183.33)	525.00	733.36	(208.36)	2,200.00
<b>Total 7100.00 · Grounds</b>	<b>5,425.67</b>	<b>8,032.32</b>	<b>(2,606.65)</b>	<b>25,822.26</b>	<b>32,129.44</b>	<b>(6,307.18)</b>	<b>96,388.00</b>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	485.00	333.33	151.67	485.00	1,333.36	(848.36)	4,000.00
7220.00 · Pest Control	0.00	5.17	(5.17)	80.00	20.64	59.36	62.00
<b>Total 7200.00 · Maintenance</b>	<b>485.00</b>	<b>338.50</b>	<b>146.50</b>	<b>565.00</b>	<b>1,354.00</b>	<b>(789.00)</b>	<b>4,062.00</b>
7500.00 · Utilities							
7520.00 · Electric	56.73	62.50	(5.77)	223.92	250.00	(26.08)	750.00
7670.00 · Gatehouse Electric Usage	19.42	25.00	(5.58)	74.42	100.00	(25.58)	300.00
<b>Total 7500.00 · Utilities</b>	<b>76.15</b>	<b>87.50</b>	<b>(11.35)</b>	<b>298.34</b>	<b>350.00</b>	<b>(51.66)</b>	<b>1,050.00</b>
7800.00 · Administration							
7810.00 · Insurance - Property	354.95	397.75	(42.80)	1,419.80	1,591.00	(171.20)	4,773.00
7820.00 · Professional - Legal	1,441.00	3,333.33	(1,892.33)	4,867.50	13,333.36	(8,465.86)	40,000.00
7825.00 · Accounting Services - Audit	150.00	500.00	(350.00)	1,900.00	2,000.00	(100.00)	6,000.00
7830.00 · Division Fees	0.00	5.08	(5.08)	61.25	20.36	40.89	61.00
7870.00 · Management Fee	3,620.50	3,585.50	35.00	15,112.00	14,342.00	770.00	43,026.00
7880.00 · Office Supplies/Misc	148.35	398.50	(250.15)	1,140.95	1,594.00	(453.05)	4,782.00
7885.00 · Postage	17.40	67.92	(50.52)	120.70	271.64	(150.94)	815.00
7886.00 · Copies/Printing	52.30	208.33	(156.03)	272.70	833.36	(560.66)	2,500.00
7887.00 · Printing - Mass Mailings	0.00	500.00	(500.00)	1,946.41	2,000.00	(53.59)	6,000.00
7896.00 · Bad Debt - Expense	0.00	87.50	(87.50)	0.00	350.00	(350.00)	1,050.00
<b>Total 7800.00 · Administration</b>	<b>5,784.50</b>	<b>9,083.91</b>	<b>(3,299.41)</b>	<b>26,841.31</b>	<b>36,335.72</b>	<b>(9,494.41)</b>	<b>109,007.00</b>
7900.00 · Other							
7910.00 · Transfer to Reserves	8,707.75	8,707.75	0.00	34,831.00	34,831.00	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>34,831.00</b>	<b>34,831.00</b>	<b>0.00</b>	<b>104,493.00</b>
<b>Total 7000.00 · Disbursements</b>	<b>20,479.07</b>	<b>26,249.98</b>	<b>(5,770.91)</b>	<b>88,357.91</b>	<b>105,000.16</b>	<b>(16,642.25)</b>	<b>315,000.00</b>
<b>Total Expense</b>	<b>20,479.07</b>	<b>26,249.98</b>	<b>(5,770.91)</b>	<b>88,357.91</b>	<b>105,000.16</b>	<b>(16,642.25)</b>	<b>315,000.00</b>
<b>Net Income</b>	<b>5,884.20</b>	<b>0.02</b>	<b>5,884.18</b>	<b>18,897.02</b>	<b>(0.16)</b>	<b>18,897.18</b>	<b>0.00</b>

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