

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

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09/21/20

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

Accrual Basis

As of August 31, 2020

| | Aug 31, 20 |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1010.00 · Checking | |
| 1011.01 · OP Centennial 5532 | 66,041.07 |
| 1019.00 · Due (To) From Reserves | 58,200.00 |
| Total 1010.00 · Checking | 124,241.07 |
| 1020.00 · Replacement Fund Accounts | |
| 1021.01 · M/M Synovus 242 0.25% | 235,985.16 |
| 1021.04 · M/M Centennial 2735 0.05% | 39,980.49 |
| 1023.00 · MM BB&T 9550 0.05% | 169,071.38 |
| 1025.00 · CD Cadence 3114 1.889% 6/19/22 | 113,723.26 |
| 1039.00 · Due (To) From Operating | (58,200.00) |
| Total 1020.00 · Replacement Fund Accounts | 500,560.29 |
| Total Checking/Savings | 624,801.36 |
| Accounts Receivable | |
| 1039.50 · Accounts Receivable | |
| 1040.00 · Assessment Receivable | 9,678.77 |
| 1043.00 · Account Receivable | 10,567.76 |
| Total 1039.50 · Accounts Receivable | 20,246.53 |
| Total Accounts Receivable | 20,246.53 |
| Other Current Assets | |
| 1050.00 · Prepaid Insurance | 3,751.37 |
| 1499.00 · Undeposited Funds | 1,811.88 |
| Total Other Current Assets | 5,563.25 |
| Total Current Assets | 650,611.14 |
| TOTAL ASSETS | 650,611.14 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | 1,037.97 |
| Other Current Liabilities | |
| 3025.00 · Due to Sunstate | 4,406.26 |
| 3031.00 · Deferred Assessments | 104,966.00 |
| 3040.00 · Prepaid Assessments | 350.00 |
| Total Other Current Liabilities | 109,722.26 |
| Total Current Liabilities | 110,760.23 |
| Long Term Liabilities | |
| 3500.00 · Contract Liability Repl. Fund | 483,099.16 |
| 3599.00 · Replacement Fund - Accum Int | 17,461.13 |
| Total Long Term Liabilities | 500,560.29 |
| Total Liabilities | 611,320.52 |
| Equity | |
| Net Income | 39,290.62 |
| Total Equity | 39,290.62 |
| TOTAL LIABILITIES & EQUITY | 650,611.14 |

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

Accrual Basis

August 2020

| | Aug 20 | Budget | \$ Over Budget | Jan - Aug 20 | YTD Budget | \$ Over Budget | Annual Budget |
|---|------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| Income | | | | | | | |
| 5010.00 · Assessments | 17,534.00 | 17,542.25 | (8.25) | 140,272.00 | 140,338.00 | (66.00) | 210,507.00 |
| 5010.01 · Members Past Due Interest | 122.78 | 0.00 | 122.78 | 2,287.17 | 0.00 | 2,287.17 | 0.00 |
| 5011.00 · Reserve Assessment | 8,707.75 | 8,707.75 | 0.00 | 69,662.00 | 69,662.00 | 0.00 | 104,493.00 |
| 5030.00 · Sales & Lease Fees | 500.00 | 0.00 | 500.00 | 700.00 | 0.00 | 700.00 | 0.00 |
| 5050.00 · Interest - Operating | 16.26 | 0.00 | 16.26 | 319.05 | 0.00 | 319.05 | 0.00 |
| Total Income | 26,880.79 | 26,250.00 | 630.79 | 213,240.22 | 210,000.00 | 3,240.22 | 315,000.00 |
| Gross Profit | 26,880.79 | 26,250.00 | 630.79 | 213,240.22 | 210,000.00 | 3,240.22 | 315,000.00 |
| Expense | | | | | | | |
| 7000.00 · Disbursements | | | | | | | |
| 7100.00 · Grounds | | | | | | | |
| 7110.00 · Grounds Contract | 3,681.34 | 3,620.08 | 61.26 | 28,284.03 | 28,960.68 | (676.65) | 43,441.00 |
| 7120.00 · Svc/Replacem/Other | 0.00 | 639.00 | (639.00) | 936.25 | 5,112.00 | (4,175.75) | 7,668.00 |
| 7130.00 · Cul-de-sac Maintenance | 0.00 | 833.33 | (833.33) | 0.00 | 6,666.68 | (6,666.68) | 10,000.00 |
| 7135.00 · Lake Treatment | 1,911.00 | 2,006.58 | (95.58) | 15,288.00 | 16,052.68 | (764.68) | 24,079.00 |
| 7140.00 · Tree Trimming | 0.00 | 750.00 | (750.00) | 4,115.00 | 6,000.00 | (1,885.00) | 9,000.00 |
| 7150.00 · Sprinkler/Irrigation Contract | 0.00 | 183.33 | (183.33) | 1,832.20 | 1,466.68 | 365.52 | 2,200.00 |
| Total 7100.00 · Grounds | 5,592.34 | 8,032.32 | (2,439.98) | 50,455.48 | 64,258.72 | (13,803.24) | 96,388.00 |
| 7200.00 · Maintenance | | | | | | | |
| 7210.00 · Repairs & Maintenance | 155.00 | 333.33 | (178.33) | 1,993.55 | 2,666.68 | (673.13) | 4,000.00 |
| 7220.00 · Pest Control | 60.00 | 5.17 | 54.83 | 230.00 | 41.32 | 188.68 | 62.00 |
| Total 7200.00 · Maintenance | 215.00 | 338.50 | (123.50) | 2,223.55 | 2,708.00 | (484.45) | 4,062.00 |
| 7500.00 · Utilities | | | | | | | |
| 7520.00 · Electric | 55.50 | 62.50 | (7.00) | 447.36 | 500.00 | (52.64) | 750.00 |
| 7670.00 · Gatehouse Electric Usage | 17.47 | 25.00 | (7.53) | 143.63 | 200.00 | (56.37) | 300.00 |
| Total 7500.00 · Utilities | 72.97 | 87.50 | (14.53) | 590.99 | 700.00 | (109.01) | 1,050.00 |
| 7800.00 · Administration | | | | | | | |
| 7810.00 · Insurance - Property | 392.45 | 397.75 | (5.30) | 2,933.98 | 3,182.00 | (248.02) | 4,773.00 |
| 7820.00 · Professional - Legal | (123.10) | 3,333.33 | (3,456.43) | 7,621.20 | 26,666.68 | (19,045.48) | 40,000.00 |
| 7825.00 · Accounting Services - Audit | 0.00 | 500.00 | (500.00) | 2,150.00 | 4,000.00 | (1,850.00) | 6,000.00 |
| 7830.00 · Division Fees | 0.00 | 5.08 | (5.08) | 61.25 | 40.68 | 20.57 | 61.00 |
| 7870.00 · Management Fee | 3,800.50 | 3,585.50 | 215.00 | 30,494.00 | 28,684.00 | 1,810.00 | 43,026.00 |
| 7880.00 · Office Supplies/Misc | 200.00 | 398.50 | (198.50) | 2,238.08 | 3,188.00 | (949.92) | 4,782.00 |
| 7885.00 · Postage | 95.30 | 67.92 | 27.38 | 408.15 | 543.32 | (135.17) | 815.00 |
| 7886.00 · Copies/Printing | 19.60 | 208.33 | (188.73) | 343.90 | 1,666.68 | (1,322.78) | 2,500.00 |
| 7887.00 · Printing - Mass Mailings | 0.00 | 500.00 | (500.00) | 2,184.73 | 4,000.00 | (1,815.27) | 6,000.00 |
| 7896.00 · Bad Debt - Expense | 0.00 | 87.50 | (87.50) | 2,582.29 | 700.00 | 1,882.29 | 1,050.00 |
| Total 7800.00 · Administration | 4,384.75 | 9,083.91 | (4,699.16) | 51,017.58 | 72,671.36 | (21,653.78) | 109,007.00 |
| 7900.00 · Other | | | | | | | |
| 7910.00 · Transfer to Reserves | 8,707.75 | 8,707.75 | 0.00 | 69,662.00 | 69,662.00 | 0.00 | 104,493.00 |
| Total 7900.00 · Other | 8,707.75 | 8,707.75 | 0.00 | 69,662.00 | 69,662.00 | 0.00 | 104,493.00 |
| Total 7000.00 · Disbursements | 18,972.81 | 26,249.98 | (7,277.17) | 173,949.60 | 210,000.08 | (36,050.48) | 315,000.00 |
| Total Expense | 18,972.81 | 26,249.98 | (7,277.17) | 173,949.60 | 210,000.08 | (36,050.48) | 315,000.00 |
| Net Income | 7,907.98 | 0.02 | 7,907.96 | 39,290.62 | (0.08) | 39,290.70 | 0.00 |