

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

<b>TABLE OF CONTENTS:</b>	1
STATEMENTS OF ASSETS, LIABILITIES & FUND BALANCE	2
STATEMENTS OF INCOME AND EXPENSE - COMPARISON OF ACTUAL TO BUDGET	3

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

10/19/20  
Accrual Basis

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

As of September 30, 2020

	<u>Sep 30, 20</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	48,716.31
1019.00 · Due (To) From Reserves	58,200.00
Total 1010.00 · Checking	106,916.31
1020.00 · Replacement Fund Accounts	
1021.01 · M/M Synovus 242 0.25%	235,985.16
1021.04 · M/M Centennial 2735 0.05%	47,446.28
1023.00 · MM BB&T 9550 0.05%	169,072.77
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	508,027.47
Total Checking/Savings	614,943.78
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	9,264.30
1043.00 · Account Receivable	11,107.51
Total 1039.50 · Accounts Receivable	20,371.81
Total Accounts Receivable	20,371.81
Other Current Assets	
1050.00 · Prepaid Insurance	3,358.92
Total Other Current Assets	3,358.92
Total Current Assets	638,674.51
<b>TOTAL ASSETS</b>	<b>638,674.51</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	3,268.68
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	78,724.25
3040.00 · Prepaid Assessments	700.00
Total Other Current Liabilities	83,830.51
Total Current Liabilities	87,099.19
Long Term Liabilities	
3500.00 · Contract Liability Repl. Fund	490,556.91
3599.00 · Replacement Fund - Accum Int	17,470.56
Total Long Term Liabilities	508,027.47
Total Liabilities	595,126.66
Equity	
Net Income	43,547.85
Total Equity	43,547.85
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>638,674.51</b>

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

Accrual Basis

September 2020

	Sep 20	Budget	\$ Over Budget	Jan - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
5010.00 · Assessments	17,534.00	17,542.25	(8.25)	157,806.00	157,880.25	(74.25)	210,507.00
5010.01 · Members Past Due Interest	0.00	0.00	0.00	2,287.17	0.00	2,287.17	0.00
5011.00 · Replacement Fund Assessment	8,707.75	8,707.75	0.00	78,369.75	78,369.75	0.00	104,493.00
5030.00 · Sales & Lease Fees	600.00	0.00	600.00	1,300.00	0.00	1,300.00	0.00
5040.00 · Other	100.00	0.00	100.00	100.00	0.00	100.00	0.00
5050.00 · Interest - Operating	6.67	0.00	6.67	325.72	0.00	325.72	0.00
<b>Total Income</b>	<b>26,948.42</b>	<b>26,250.00</b>	<b>698.42</b>	<b>240,188.64</b>	<b>236,250.00</b>	<b>3,938.64</b>	<b>315,000.00</b>
<b>Gross Profit</b>	<b>26,948.42</b>	<b>26,250.00</b>	<b>698.42</b>	<b>240,188.64</b>	<b>236,250.00</b>	<b>3,938.64</b>	<b>315,000.00</b>
<b>Expense</b>							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,681.34	3,620.08	61.26	31,965.37	32,580.76	(615.39)	43,441.00
7120.00 · Svc/Replacemt/Other	0.00	639.00	(639.00)	936.25	5,751.00	(4,814.75)	7,668.00
7130.00 · Cul-de-sac Maintenance	0.00	833.33	(833.33)	0.00	7,500.01	(7,500.01)	10,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	17,199.00	18,059.26	(860.26)	24,079.00
7140.00 · Tree Trimming	55.00	750.00	(695.00)	4,170.00	6,750.00	(2,580.00)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	275.00	183.33	91.67	2,107.20	1,650.01	457.19	2,200.00
<b>Total 7100.00 · Grounds</b>	<b>5,922.34</b>	<b>8,032.32</b>	<b>(2,109.98)</b>	<b>56,377.82</b>	<b>72,291.04</b>	<b>(15,913.22)</b>	<b>96,388.00</b>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	612.04	333.33	278.71	2,605.59	3,000.01	(394.42)	4,000.00
7220.00 · Pest Control	30.00	5.17	24.83	260.00	46.49	213.51	62.00
<b>Total 7200.00 · Maintenance</b>	<b>642.04</b>	<b>338.50</b>	<b>303.54</b>	<b>2,865.59</b>	<b>3,046.50</b>	<b>(180.91)</b>	<b>4,062.00</b>
7500.00 · Utilities							
7520.00 · Electric	51.72	62.50	(10.78)	499.08	562.50	(63.42)	750.00
7670.00 · Gatehouse Electric Usage	18.49	25.00	(6.51)	162.12	225.00	(62.88)	300.00
<b>Total 7500.00 · Utilities</b>	<b>70.21</b>	<b>87.50</b>	<b>(17.29)</b>	<b>661.20</b>	<b>787.50</b>	<b>(126.30)</b>	<b>1,050.00</b>
7800.00 · Administration							
7810.00 · Insurance - Property	392.45	397.75	(5.30)	3,326.43	3,579.75	(253.32)	4,773.00
7820.00 · Professional - Legal	1,608.20	3,333.33	(1,725.13)	9,229.40	30,000.01	(20,770.61)	40,000.00
7825.00 · Accounting Services - Audit	0.00	500.00	(500.00)	2,150.00	4,500.00	(2,350.00)	6,000.00
7830.00 · Division Fees	0.00	5.08	(5.08)	61.25	45.76	15.49	61.00
7870.00 · Management Fee	3,845.50	3,585.50	260.00	34,339.50	32,269.50	2,070.00	43,026.00
7880.00 · Office Supplies/Misc	350.00	398.50	(48.50)	2,588.08	3,586.50	(998.42)	4,782.00
7885.00 · Postage	103.80	67.92	35.88	511.95	611.24	(99.29)	815.00
7886.00 · Copies/Printing	21.60	208.33	(186.73)	365.50	1,875.01	(1,509.51)	2,500.00
7887.00 · Printing - Mass Mailings	1,027.30	500.00	527.30	3,212.03	4,500.00	(1,287.97)	6,000.00
7896.00 · Bad Debt - Expense	0.00	87.50	(87.50)	2,582.29	787.50	1,794.79	1,050.00
<b>Total 7800.00 · Administration</b>	<b>7,348.85</b>	<b>9,083.91</b>	<b>(1,735.06)</b>	<b>58,366.43</b>	<b>81,755.27</b>	<b>(23,388.84)</b>	<b>109,007.00</b>
7900.00 · Other							
7910.00 · Transfer to Replacement Fund	8,707.75	8,707.75	0.00	78,369.75	78,369.75	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>78,369.75</b>	<b>78,369.75</b>	<b>0.00</b>	<b>104,493.00</b>
<b>Total 7000.00 · Disbursements</b>	<b>22,691.19</b>	<b>26,249.98</b>	<b>(3,558.79)</b>	<b>196,640.79</b>	<b>236,250.06</b>	<b>(39,609.27)</b>	<b>315,000.00</b>
<b>Total Expense</b>	<b>22,691.19</b>	<b>26,249.98</b>	<b>(3,558.79)</b>	<b>196,640.79</b>	<b>236,250.06</b>	<b>(39,609.27)</b>	<b>315,000.00</b>
<b>Net Income</b>	<b>4,257.23</b>	<b>0.02</b>	<b>4,257.21</b>	<b>43,547.85</b>	<b>(0.06)</b>	<b>43,547.91</b>	<b>0.00</b>