

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

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

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

As of October 31, 2020

	<u>Oct 31, 20</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	25,767.56
1019.00 · Due (To) From Replacement Fund	58,200.00
Total 1010.00 · Checking	83,967.56
1020.00 · Replacement Fund Accounts	
1021.01 · M/M Synovus 242 0.25%	235,985.16
1021.04 · M/M Centennial 2735 0.05%	56,164.18
1023.00 · MM BB&T 9550 0.05%	169,074.20
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	516,746.80
Total Checking/Savings	600,714.36
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	8,884.05
1043.00 · Account Receivable	11,104.26
Total 1039.50 · Accounts Receivable	19,988.31
Total Accounts Receivable	19,988.31
Other Current Assets	
1050.00 · Prepaid Insurance	2,966.47
Total Other Current Assets	2,966.47
Total Current Assets	623,669.14
<b>TOTAL ASSETS</b>	<b><u>623,669.14</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	8,806.82
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	52,482.50
3040.00 · Prepaid Assessments	700.00
Total Other Current Liabilities	57,588.76
Total Current Liabilities	66,395.58
Long Term Liabilities	
3500.00 · Contract Liability Repl. Fund	499,264.66
3599.00 · Replacement Fund - Accum Int	17,482.14
Total Long Term Liabilities	516,746.80
Total Liabilities	583,142.38
Equity	
Net Income	40,526.76
Total Equity	40,526.76
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>623,669.14</u></b>

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

Accrual Basis

October 2020

	Oct 20	Budget	\$ Over Budget	Jan - Oct 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
5010.00 · Assessments	17,534.00	17,542.25	(8.25)	175,340.00	175,422.50	(82.50)	210,507.00
5010.01 · Members Past Due Interest	(998.25)	0.00	(998.25)	1,288.92	0.00	1,288.92	0.00
5011.00 · Replacement Fund Assessment	8,707.75	8,707.75	0.00	87,077.50	87,077.50	0.00	104,493.00
5030.00 · Sales & Lease Fees	400.00	0.00	400.00	1,800.00	0.00	1,800.00	0.00
5050.00 · Interest - Operating	3.50	0.00	3.50	329.22	0.00	329.22	0.00
<b>Total Income</b>	<b>25,647.00</b>	<b>26,250.00</b>	<b>(603.00)</b>	<b>265,835.64</b>	<b>262,500.00</b>	<b>3,335.64</b>	<b>315,000.00</b>
<b>Gross Profit</b>	<b>25,647.00</b>	<b>26,250.00</b>	<b>(603.00)</b>	<b>265,835.64</b>	<b>262,500.00</b>	<b>3,335.64</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	35,646.71	36,200.84	(554.13)	43,441.00
7120.00 · Svc/Replacemt/Other	1,450.00	639.00	811.00	2,386.25	6,390.00	(4,003.75)	7,668.00
7130.00 · Cul-de-sac Maintenance	845.00	833.33	11.67	845.00	8,333.34	(7,488.34)	10,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	19,110.00	20,065.84	(955.84)	24,079.00
7140.00 · Tree Trimming	0.00	750.00	(750.00)	4,170.00	7,500.00	(3,330.00)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	0.00	183.33	(183.33)	2,107.20	1,833.34	273.86	2,200.00
<b>Total 7100.00 · Grounds</b>	<b>7,887.34</b>	<b>8,032.32</b>	<b>(144.98)</b>	<b>64,265.16</b>	<b>80,323.36</b>	<b>(16,058.20)</b>	<b>96,388.00</b>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	1,549.53	333.33	1,216.20	4,155.12	3,333.34	821.78	4,000.00
7220.00 · Pest Control	(30.00)	5.17	(35.17)	230.00	51.66	178.34	62.00
<b>Total 7200.00 · Maintenance</b>	<b>1,519.53</b>	<b>338.50</b>	<b>1,181.03</b>	<b>4,385.12</b>	<b>3,385.00</b>	<b>1,000.12</b>	<b>4,062.00</b>
7500.00 · Utilities							
7520.00 · Electric	58.56	62.50	(3.94)	557.64	625.00	(67.36)	750.00
7670.00 · Gatehouse Electric Usage	18.67	25.00	(6.33)	180.79	250.00	(69.21)	300.00
<b>Total 7500.00 · Utilities</b>	<b>77.23</b>	<b>87.50</b>	<b>(10.27)</b>	<b>738.43</b>	<b>875.00</b>	<b>(136.57)</b>	<b>1,050.00</b>
7800.00 · Administration							
7810.00 · Insurance - Property	392.45	397.75	(5.30)	3,718.88	3,977.50	(258.62)	4,773.00
7820.00 · Professional - Legal	1,606.50	3,333.33	(1,726.83)	10,835.90	33,333.34	(22,497.44)	40,000.00
7825.00 · Accounting Services - Audit	0.00	500.00	(500.00)	2,150.00	5,000.00	(2,850.00)	6,000.00
7830.00 · Division Fees	0.00	5.08	(5.08)	61.25	50.84	10.41	61.00
7870.00 · Management Fee	3,845.50	3,585.50	260.00	38,185.00	35,855.00	2,330.00	43,026.00
7880.00 · Office Supplies/Misc	400.25	398.50	1.75	2,988.33	3,985.00	(996.67)	4,782.00
7885.00 · Postage	59.25	67.92	(8.67)	571.20	679.16	(107.96)	815.00
7886.00 · Copies/Printing	27.20	208.33	(181.13)	392.70	2,083.34	(1,690.64)	2,500.00
7887.00 · Printing - Mass Mailings	4,145.09	500.00	3,645.09	7,357.12	5,000.00	2,357.12	6,000.00
7896.00 · Bad Debt - Expense	0.00	87.50	(87.50)	2,582.29	875.00	1,707.29	1,050.00
<b>Total 7800.00 · Administration</b>	<b>10,476.24</b>	<b>9,083.91</b>	<b>1,392.33</b>	<b>68,842.67</b>	<b>90,839.18</b>	<b>(21,996.51)</b>	<b>109,007.00</b>
7900.00 · Other							
7910.00 · Transfer to Replacement Fund	8,707.75	8,707.75	0.00	87,077.50	87,077.50	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>87,077.50</b>	<b>87,077.50</b>	<b>0.00</b>	<b>104,493.00</b>
<b>Total 7000.00 · Disbursements</b>	<b>28,668.09</b>	<b>26,249.98</b>	<b>2,418.11</b>	<b>225,308.88</b>	<b>262,500.04</b>	<b>(37,191.16)</b>	<b>315,000.00</b>
<b>Total Expense</b>	<b>28,668.09</b>	<b>26,249.98</b>	<b>2,418.11</b>	<b>225,308.88</b>	<b>262,500.04</b>	<b>(37,191.16)</b>	<b>315,000.00</b>
<b>Net Income</b>	<b>(3,021.09)</b>	<b>0.02</b>	<b>(3,021.11)</b>	<b>40,526.76</b>	<b>(0.04)</b>	<b>40,526.80</b>	<b>0.00</b>