

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

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STATEMENTS OF ASSETS, LIABILITIES & FUND BALANCE

STATEMENTS OF INCOME AND EXPENSE -  
COMPARISON OF ACTUAL TO BUDGET

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

12/21/20  
Accrual Basis

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

As of November 30, 2020

	Nov 30, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	56,226.77
Total 1010.00 · Checking	56,226.77
1020.00 · Replacement Fund Accounts	
1021.01 · M/M Synovus 242 0.25%	236,106.39
1021.04 · M/M Centennial 2735 0.05%	6,678.51
1023.00 · MM BB&T 9550 0.05%	169,075.59
1025.00 · CD Cadence 3114 1.889% 6/19/22	113,723.26
Total 1020.00 · Replacement Fund Accounts	525,583.75
Total Checking/Savings	581,810.52
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	8,598.52
1043.00 · Account Receivable	10,969.01
Total 1039.50 · Accounts Receivable	19,567.53
Total Accounts Receivable	19,567.53
Other Current Assets	
1050.00 · Prepaid Insurance	2,574.02
1499.00 · Undeposited Funds	315.78
Total Other Current Assets	2,889.80
Total Current Assets	604,267.85
<b>TOTAL ASSETS</b>	<b>604,267.85</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	570.57
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	26,240.75
3040.00 · Prepaid Assessments	1,050.00
Total Other Current Liabilities	31,697.01
Total Current Liabilities	32,267.58
Long Term Liabilities	
3500.00 · Contract Liability Repl. Fund	507,972.41
3599.00 · Replacement Fund - Accum Int	17,611.34
Total Long Term Liabilities	525,583.75
Total Liabilities	557,851.33
Equity	
Net Income	46,416.52
Total Equity	46,416.52
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>604,267.85</b>

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

Accrual Basis

November 2020

	Nov 20	Budget	\$ Over Budget	Jan - Nov 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
5010.00 · Assessments	17,534.00	17,542.25	(8.25)	192,874.00	192,964.75	(90.75)	210,507.00
5010.01 · Members Past Due Interest	0.00	0.00	0.00	1,288.92	0.00	1,288.92	0.00
5011.00 · Replacement Fund Assessment	8,707.75	8,707.75	0.00	95,785.25	95,785.25	0.00	104,493.00
5030.00 · Sales & Lease Fees	300.00	0.00	300.00	2,100.00	0.00	2,100.00	0.00
5050.00 · Interest - Operating	4.64	0.00	4.64	333.86	0.00	333.86	0.00
<b>Total Income</b>	<b>26,546.39</b>	<b>26,250.00</b>	<b>296.39</b>	<b>292,382.03</b>	<b>288,750.00</b>	<b>3,632.03</b>	<b>315,000.00</b>
<b>Gross Profit</b>	<b>26,546.39</b>	<b>26,250.00</b>	<b>296.39</b>	<b>292,382.03</b>	<b>288,750.00</b>	<b>3,632.03</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	39,328.05	39,820.92	(492.87)	43,441.00
7120.00 · Svc/Replacemt/Other	702.52	639.00	63.52	3,088.77	7,029.00	(3,940.23)	7,668.00
7130.00 · Cul-de-sac Maintenance	0.00	833.33	(833.33)	845.00	9,166.67	(8,321.67)	10,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	21,021.00	22,072.42	(1,051.42)	24,079.00
7140.00 · Tree Trimming	0.00	750.00	(750.00)	4,170.00	8,250.00	(4,080.00)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	364.50	183.33	181.17	2,471.70	2,016.67	455.03	2,200.00
<b>Total 7100.00 · Grounds</b>	<b>6,659.36</b>	<b>8,032.32</b>	<b>(1,372.96)</b>	<b>70,924.52</b>	<b>88,355.68</b>	<b>(17,431.16)</b>	<b>96,388.00</b>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	85.60	333.33	(247.73)	4,240.72	3,666.67	574.05	4,000.00
7220.00 · Pest Control	40.00	5.17	34.83	270.00	56.83	213.17	62.00
<b>Total 7200.00 · Maintenance</b>	<b>125.60</b>	<b>338.50</b>	<b>(212.90)</b>	<b>4,510.72</b>	<b>3,723.50</b>	<b>787.22</b>	<b>4,062.00</b>
7500.00 · Utilities							
7520.00 · Electric	56.20	62.50	(6.30)	613.84	687.50	(73.66)	750.00
7670.00 · Gatehouse Electric Usage	17.37	25.00	(7.63)	198.16	275.00	(76.84)	300.00
<b>Total 7500.00 · Utilities</b>	<b>73.57</b>	<b>87.50</b>	<b>(13.93)</b>	<b>812.00</b>	<b>962.50</b>	<b>(150.50)</b>	<b>1,050.00</b>
7800.00 · Administration							
7810.00 · Insurance - Property	534.45	397.75	136.70	4,253.33	4,375.25	(121.92)	4,773.00
7820.00 · Professional - Legal	437.00	3,333.33	(2,896.33)	11,272.90	36,666.67	(25,393.77)	40,000.00
7825.00 · Accounting Services - Audit	0.00	500.00	(500.00)	2,150.00	5,500.00	(3,350.00)	6,000.00
7830.00 · Division Fees	0.00	5.08	(5.08)	61.25	55.92	5.33	61.00
7870.00 · Management Fee	3,800.50	3,585.50	215.00	41,985.50	39,440.50	2,545.00	43,026.00
7880.00 · Office Supplies/Misc	279.90	398.50	(118.60)	3,268.23	4,383.50	(1,115.27)	4,782.00
7885.00 · Postage	16.20	67.92	(51.72)	587.40	747.08	(159.68)	815.00
7886.00 · Copies/Printing	22.30	208.33	(186.03)	415.00	2,291.67	(1,876.67)	2,500.00
7887.00 · Printing - Mass Mailings	0.00	500.00	(500.00)	7,357.12	5,500.00	1,857.12	6,000.00
7896.00 · Bad Debt - Expense	0.00	87.50	(87.50)	2,582.29	962.50	1,619.79	1,050.00
<b>Total 7800.00 · Administration</b>	<b>5,090.35</b>	<b>9,083.91</b>	<b>(3,993.56)</b>	<b>73,933.02</b>	<b>99,923.09</b>	<b>(25,990.07)</b>	<b>109,007.00</b>
7900.00 · Other							
7910.00 · Transfer to Replacement Fund	8,707.75	8,707.75	0.00	95,785.25	95,785.25	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>95,785.25</b>	<b>95,785.25</b>	<b>0.00</b>	<b>104,493.00</b>
<b>Total 7000.00 · Disbursements</b>	<b>20,656.63</b>	<b>26,249.98</b>	<b>(5,593.35)</b>	<b>245,965.51</b>	<b>288,750.02</b>	<b>(42,784.51)</b>	<b>315,000.00</b>
<b>Total Expense</b>	<b>20,656.63</b>	<b>26,249.98</b>	<b>(5,593.35)</b>	<b>245,965.51</b>	<b>288,750.02</b>	<b>(42,784.51)</b>	<b>315,000.00</b>
<b>Net Income</b>	<b>5,889.76</b>	<b>0.02</b>	<b>5,889.74</b>	<b>46,416.52</b>	<b>(0.02)</b>	<b>46,416.54</b>	<b>0.00</b>