

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

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01/19/21

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

Accrual Basis

As of December 31, 2020

	Dec 31, 20
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	231,593.38
1011.02 · OP Centennial ICS 5532	3,135.54
Total 1010.00 · Checking	234,728.92
1020.00 · Replacement Fund Accounts	
1021.04 · M/M Centennial 2735 0.05%	129.31
1021.05 · M/M Centennial ICS 4277	251,397.81
1023.00 · MM BB&T 9550 0.05%	169,077.02
1025.00 · CD Cadence 3114 1.889% 6/19/22	114,263.25
Total 1020.00 · Replacement Fund Accounts	534,867.39
Total Checking/Savings	769,596.31
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	7,510.50
1043.00 · Account Receivable	9,218.77
Total 1039.50 · Accounts Receivable	16,729.27
Total Accounts Receivable	16,729.27
Other Current Assets	
1050.00 · Prepaid Insurance	2,181.57
1499.00 · Undeposited Funds	2,450.00
Total Other Current Assets	4,631.57
Total Current Assets	790,957.15
TOTAL ASSETS	790,957.15
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	8,615.47
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3040.00 · Prepaid Assessments	194,209.90
Total Other Current Liabilities	198,616.16
Total Current Liabilities	207,231.63
Long Term Liabilities	
3500.00 · Contract Liability Repl. Fund	516,680.16
3599.00 · Replacement Fund - Accum Int	18,187.23
Total Long Term Liabilities	534,867.39
Total Liabilities	742,099.02
Equity	
Net Income	48,858.13
Total Equity	48,858.13
TOTAL LIABILITIES & EQUITY	790,957.15

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

Accrual Basis

December 2020

	Dec 20	Budget	\$ Over Budget	Jan - Dec 20	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	17,533.00	17,542.25	(9.25)	210,407.00	210,507.00	(100.00)	210,507.00
5010.01 · Members Past Due Interest	143.62	0.00	143.62	1,432.54	0.00	1,432.54	0.00
5011.00 · Replacement Fund Assessment	8,707.75	8,707.75	0.00	104,493.00	104,493.00	0.00	104,493.00
5030.00 · Sales & Lease Fees	200.00	0.00	200.00	2,300.00	0.00	2,300.00	0.00
5050.00 · Interest - Operating	24.38	0.00	24.38	358.24	0.00	358.24	0.00
Total Income	26,608.75	26,250.00	358.75	318,990.78	315,000.00	3,990.78	315,000.00
Gross Profit	26,608.75	26,250.00	358.75	318,990.78	315,000.00	3,990.78	315,000.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,681.34	3,620.08	61.26	43,009.39	43,441.00	(431.61)	43,441.00
7120.00 · Svc/Replacemt/Other	1,625.00	639.00	986.00	4,713.77	7,668.00	(2,954.23)	7,668.00
7130.00 · Cul-de-sac Maintenance	0.00	833.33	(833.33)	845.00	10,000.00	(9,155.00)	10,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	22,932.00	24,079.00	(1,147.00)	24,079.00
7140.00 · Tree Trimming	0.00	750.00	(750.00)	4,170.00	9,000.00	(4,830.00)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	0.00	183.33	(183.33)	2,471.70	2,200.00	271.70	2,200.00
Total 7100.00 · Grounds	7,217.34	8,032.32	(814.98)	78,141.86	96,388.00	(18,246.14)	96,388.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	101.74	333.33	(231.59)	4,342.46	4,000.00	342.46	4,000.00
7220.00 · Pest Control	0.00	5.17	(5.17)	270.00	62.00	208.00	62.00
Total 7200.00 · Maintenance	101.74	338.50	(236.76)	4,612.46	4,062.00	550.46	4,062.00
7500.00 · Utilities							
7520.00 · Electric	56.18	62.50	(6.32)	670.02	750.00	(79.98)	750.00
7670.00 · Gatehouse Electric Usage	29.87	25.00	4.87	228.03	300.00	(71.97)	300.00
Total 7500.00 · Utilities	86.05	87.50	(1.45)	898.05	1,050.00	(151.95)	1,050.00
7800.00 · Administration							
7810.00 · Insurance - Property	250.45	397.75	(147.30)	4,503.78	4,773.00	(269.22)	4,773.00
7820.00 · Professional - Legal	401.95	3,333.33	(2,931.38)	11,674.85	40,000.00	(28,325.15)	40,000.00
7825.00 · Accounting Services - Audit	1,750.00	500.00	1,250.00	3,900.00	6,000.00	(2,100.00)	6,000.00
7830.00 · Division Fees	0.00	5.08	(5.08)	61.25	61.00	0.25	61.00
7870.00 · Management Fee	3,845.50	3,585.50	260.00	45,831.00	43,026.00	2,805.00	43,026.00
7880.00 · Office Supplies/Misc	153.00	398.50	(245.50)	3,421.23	4,782.00	(1,360.77)	4,782.00
7885.00 · Postage	50.70	67.92	(17.22)	638.10	815.00	(176.90)	815.00
7886.00 · Copies/Printing	79.16	208.33	(129.17)	494.16	2,500.00	(2,005.84)	2,500.00
7887.00 · Printing - Mass Mailings	1,348.50	500.00	848.50	8,705.62	6,000.00	2,705.62	6,000.00
7896.00 · Bad Debt - Expense	175.00	87.50	87.50	2,757.29	1,050.00	1,707.29	1,050.00
Total 7800.00 · Administration	8,054.26	9,083.91	(1,029.65)	81,987.28	109,007.00	(27,019.72)	109,007.00
7900.00 · Other							
7910.00 · Transfer to Replacement Fund	8,707.75	8,707.75	0.00	104,493.00	104,493.00	0.00	104,493.00
Total 7900.00 · Other	8,707.75	8,707.75	0.00	104,493.00	104,493.00	0.00	104,493.00
Total 7000.00 · Disbursements	24,167.14	26,249.98	(2,082.84)	270,132.65	315,000.00	(44,867.35)	315,000.00
Total Expense	24,167.14	26,249.98	(2,082.84)	270,132.65	315,000.00	(44,867.35)	315,000.00
Net Income	2,441.61	0.02	2,441.59	48,858.13	0.00	48,858.13	0.00