

**Jacaranda West HOA #1, Inc.**  
**Approved Budget**  
**January 1, 2021 - December 31, 2021**

	2020 Approved Budget	2021 Approved Budget
<b>Income</b>		
5010.00 · Assessments	\$210,507	\$176,003
5010.01 · Members Past Due Interest	\$0	\$0
5011.00 · Replacement Fund Assessment	\$104,493	\$139,000
5030.00 · Sales & Lease Fees	\$0	\$0
5050.00 · Interest - Operating	\$0	\$0
<b>Total Income</b>	<b>\$315,000</b>	<b>\$315,003</b>

<b>Expense</b>		
<b>7100.00 · Grounds</b>		
7110.00 · Grounds Contract	\$43,441	\$43,441
7120.00 · Svc/Replacem/Other	\$7,668	\$4,500
7130.00 · Cul-de-sac Maintenance	\$10,000	\$1,600
7135.00 · Lake Treatment	\$24,079	\$26,487
7140.00 · Tree Trimming	\$9,000	\$7,266
7150.00 · Sprinkler/Irrigation Contract	\$2,200	\$2,763
<b>Total 7100.00 · Grounds</b>	<b>\$96,388</b>	<b>\$86,057</b>

<b>7200.00 · Maintenance</b>		
7210.00 · Repairs & Maintenance	\$4,000	\$3,246
7220.00 · Pest Control	\$62	\$300
7225.00 · Maintenance - Self Help	\$0	\$0
<b>Total 7200.00 · Maintenance</b>	<b>\$4,062</b>	<b>\$3,547</b>

<b>7500.00 · Utilities</b>		
7520.00 · Electric	\$750	\$915
7670.00 · Gatehouse Electric Usage	\$300	\$0
<b>Total 7500.00 · Utilities</b>	<b>\$1,050</b>	<b>\$915</b>

<b>7800.00 · Administration</b>		
7810.00 · Insurance	\$4,773	\$4,639
7820.00 · Professional - Legal	\$40,000	\$20,000
7825.00 · Accounting Services - Audit	\$6,000	\$3,500
7830.00 · Division Fees	\$61	\$63
7870.00 · Management Fee	\$43,026	\$43,026
7880.00 · Office Supplies/Misc	\$4,782	\$3,705
7885.00 · Postage	\$815	\$1,800
7886.00 · Copies/Printing	\$2,500	\$2,500
7887.00 · Printing - Mass Mailings	\$6,000	\$4,000
7896.00 · Bad Debt - Expense	\$1,050	\$2,252
<b>Total 7800.00 · Administration</b>	<b>\$109,007</b>	<b>\$85,485</b>

<b>Total Expense</b>	<b>\$210,507</b>	<b>\$176,003</b>
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<b>7900.00 · Other</b>		
7910.00 · Transfer to Replacement Fund	\$104,493	\$139,000
<b>Total 7900.00 · Other</b>	<b>\$104,493</b>	<b>\$139,000</b>

<b>Total Expense + Replacement Fund</b>	<b>\$315,000</b>	<b>\$315,003</b>
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ANNUAL ASSESSMENT	2020	2021
MAINTENANCE	\$ 233.90	\$ 195.56
REPLACEMENT FUND	\$ 116.10	\$ 154.44
<b>TOTAL</b>	<b>\$ 350.00</b>	<b>\$ 350.00</b>

Total Homes            900  
 Payments Per Year    1

**Jacaranda West HOA #1, Inc.**  
**Replacement Fund - Approved Budget**  
**January 1 - December 31, 2021**

		<b>Balance 1/1/21</b>	<b>2020 Surplus</b>	<b>Annual Contribution</b>	<b>Estimated YTD Expense</b>	<b>2021 Total</b>
<b>ACCT #</b>	<b>ASSET</b>					
<b>3503</b>	<b>Grounds &amp; Lakes</b>	147,543.06	-	15,500.00	-	<b>163,043.06</b>
<b>3503.05</b>	<b>Gatehouse Build</b>	1,897.89	-	-	-	<b>1,897.89</b>
<b>3504</b>	<b>Infrastructure</b>	50,272.12	40,000.00	119,000.00	72,500.00	<b>136,772.12</b>
<b>3507</b>	<b>Paving &amp; Sealcoating</b>	312,854.13	-	-	25,000.00	<b>287,854.13</b>
<b>3528</b>	<b>Wall Painting</b>	5,362.94	-	4,500.00	-	<b>9,862.94</b>
		<b>517,930.14</b>	<b>40,000.00</b>	<b>139,000.00</b>	<b>97,500.00</b>	<b>599,430.14</b>