

JACARANDA WEST HOA #1, INC.
FINANCIAL REPORTS
January 31, 2021

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Prepared By: Sunstate Association Management Group, Inc.

02/22/21

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

Accrual Basis

As of January 31, 2021

	Jan 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	187,844.15
1011.02 · OP Centennial ICS 5532	59,247.07
1019.00 · Due (To) From Replacement Fund	(131,852.26)
Total 1010.00 · Checking	115,238.96
1020.00 · Replacement Fund Accounts	
1021.04 · M/M Centennial 2735 0.05%	100.01
1021.05 · M/M Centennial ICS 4277	263,060.42
1023.00 · MM BB&T 9550 0.05%	169,078.46
1025.00 · CD Cadence 3114 1.889% 6/19/22	114,806.10
1039.00 · Due (To) From Operating	131,852.26
Total 1020.00 · Replacement Fund Accounts	678,897.25
Total Checking/Savings	794,136.21
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	44,698.00
1043.00 · Account Receivable	9,538.77
Total 1039.50 · Accounts Receivable	54,236.77
Total Accounts Receivable	54,236.77
Other Current Assets	
1050.00 · Prepaid Insurance	1,789.12
1499.00 · Undeposited Funds	350.00
Total Other Current Assets	2,139.12
Total Current Assets	850,512.10
TOTAL ASSETS	850,512.10
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	1,735.74
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	161,333.29
3040.00 · Prepaid Assessments	1,138.68
Total Other Current Liabilities	166,878.23
Total Current Liabilities	168,613.97
Long Term Liabilities	
3500.00 · Contract Liability Repl. Fund	660,115.79
3599.00 · Replacement Fund - Accum Int	18,781.46
Total Long Term Liabilities	678,897.25
Total Liabilities	847,511.22
Equity	
Net Income	3,000.88
Total Equity	3,000.88
TOTAL LIABILITIES & EQUITY	850,512.10

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

Accrual Basis

January 2021

	Jan 21	Budget	\$ Over Budget	Jan 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	14,666.71	14,666.88	(0.17)	14,666.71	14,666.88	(0.17)	176,003.00
5011.00 · Replacement Fund Assessment	139,000.00	139,000.00	0.00	139,000.00	139,000.00	0.00	139,000.00
5030.00 · Sales & Lease Fees	300.00	0.00	300.00	300.00	0.00	300.00	0.00
5050.00 · Interest - Operating	45.41	0.00	45.41	45.41	0.00	45.41	0.00
Total Income	154,012.12	153,666.88	345.24	154,012.12	153,666.88	345.24	315,003.00
Gross Profit	154,012.12	153,666.88	345.24	154,012.12	153,666.88	345.24	315,003.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,681.34	3,620.12	61.22	3,681.34	3,620.12	61.22	43,441.00
7120.00 · Svc/Replacem/Other	0.00	375.00	(375.00)	0.00	375.00	(375.00)	4,500.00
7130.00 · Cul-de-sac Maintenance	0.00	133.37	(133.37)	0.00	133.37	(133.37)	1,600.00
7135.00 · Lake Treatment	1,911.00	2,207.25	(296.25)	1,911.00	2,207.25	(296.25)	26,487.00
7140.00 · Tree Trimming	0.00	605.50	(605.50)	0.00	605.50	(605.50)	7,266.00
7150.00 · Sprinkler/Irrigation Contract	275.00	230.25	44.75	275.00	230.25	44.75	2,763.00
Total 7100.00 · Grounds	5,867.34	7,171.49	(1,304.15)	5,867.34	7,171.49	(1,304.15)	86,057.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	270.50	(270.50)	0.00	270.50	(270.50)	3,246.00
7220.00 · Pest Control	40.00	25.00	15.00	40.00	25.00	15.00	300.00
Total 7200.00 · Maintenance	40.00	295.50	(255.50)	40.00	295.50	(255.50)	3,546.00
7500.00 · Utilities							
7520.00 · Electric	55.71	76.25	(20.54)	55.71	76.25	(20.54)	915.00
7670.00 · Gatehouse Electric Usage	27.03	0.00	27.03	27.03	0.00	27.03	0.00
Total 7500.00 · Utilities	82.74	76.25	6.49	82.74	76.25	6.49	915.00
7800.00 · Administration							
7810.00 · Insurance - Property	392.45	386.62	5.83	392.45	386.62	5.83	4,639.00
7820.00 · Professional - Legal	1,378.00	1,666.63	(288.63)	1,378.00	1,666.63	(288.63)	20,000.00
7825.00 · Accounting Services - Audit	0.00	291.63	(291.63)	0.00	291.63	(291.63)	3,500.00
7830.00 · Division Fees	61.25	5.25	56.00	61.25	5.25	56.00	63.00
7870.00 · Management Fee	3,829.21	3,585.50	243.71	3,829.21	3,585.50	243.71	43,026.00
7880.00 · Office Supplies/Misc	283.45	308.75	(25.30)	283.45	308.75	(25.30)	3,705.00
7885.00 · Postage	47.90	150.00	(102.10)	47.90	150.00	(102.10)	1,800.00
7886.00 · Copies/Printing	28.90	208.37	(179.47)	28.90	208.37	(179.47)	2,500.00
7887.00 · Printing - Mass Mailings	0.00	333.37	(333.37)	0.00	333.37	(333.37)	4,000.00
7896.00 · Bad Debt - Expense	0.00	187.63	(187.63)	0.00	187.63	(187.63)	2,252.00
Total 7800.00 · Administration	6,021.16	7,123.75	(1,102.59)	6,021.16	7,123.75	(1,102.59)	85,485.00
7900.00 · Other							
7910.00 · Transfer to Replacement Fund	139,000.00	139,000.00	0.00	139,000.00	139,000.00	0.00	139,000.00
Total 7900.00 · Other	139,000.00	139,000.00	0.00	139,000.00	139,000.00	0.00	139,000.00
Total 7000.00 · Disbursements	151,011.24	153,666.99	(2,655.75)	151,011.24	153,666.99	(2,655.75)	315,003.00
Total Expense	151,011.24	153,666.99	(2,655.75)	151,011.24	153,666.99	(2,655.75)	315,003.00
Net Income	3,000.88	(0.11)	3,000.99	3,000.88	(0.11)	3,000.99	0.00

Prepared By: Sunstate Management Group