

JACARANDA WEST HOA #1, INC.
FINANCIAL REPORTS
February 28, 2021

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Prepared By: Sunstate Association Management Group, Inc.

03/20/21

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

Accrual Basis

As of February 28, 2021

	Feb 28, 21
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	167,755.94
1011.02 · OP Centennial ICS 5532	5.20
1019.00 · Due (To) From Replacement Fund	(48,858.13)
Total 1010.00 · Checking	118,903.01
1020.00 · Replacement Fund Accounts	
1021.04 · M/M Centennial 2735 0.05%	100.01
1021.05 · M/M Centennial ICS 4277	346,087.14
1023.00 · MM BB&T 9550 0.05%	169,079.76
1025.00 · CD Cadence 3114 1.889% 6/19/22	114,806.10
1039.00 · Due (To) From Operating	48,858.13
Total 1020.00 · Replacement Fund Accounts	678,931.14
Total Checking/Savings	797,834.15
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	28,530.68
1043.00 · Account Receivable	10,122.91
Total 1039.50 · Accounts Receivable	38,653.59
Total Accounts Receivable	38,653.59
Other Current Assets	
1050.00 · Prepaid Insurance	1,396.67
1499.00 · Undeposited Funds	2,571.00
Total Other Current Assets	3,967.67
Total Current Assets	840,455.41
TOTAL ASSETS	840,455.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	1,338.33
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	146,583.30
3040.00 · Prepaid Assessments	1,318.75
Total Other Current Liabilities	152,308.31
Total Current Liabilities	153,646.64
Long Term Liabilities	
3500.00 · Contract Liability Repl. Fund	660,115.79
3599.00 · Replacement Fund - Accum Int	18,815.35
Total Long Term Liabilities	678,931.14
Total Liabilities	832,577.78
Equity	
Net Income	7,877.63
Total Equity	7,877.63
TOTAL LIABILITIES & EQUITY	840,455.41

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

Accrual Basis

February 2021

	Feb 21	Budget	\$ Over Budget	Jan - Feb 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	14,649.99	14,666.92	(16.93)	29,316.70	29,333.80	(17.10)	176,003.00
5010.01 · Members Past Due Interest	2,652.17	0.00	2,652.17	2,652.17	0.00	2,652.17	0.00
5011.00 · Replacement Fund Assessment	0.00	0.00	0.00	139,000.00	139,000.00	0.00	139,000.00
5030.00 · Sales & Lease Fees	200.00	0.00	200.00	500.00	0.00	500.00	0.00
5050.00 · Interest - Operating	31.63	0.00	31.63	77.04	0.00	77.04	0.00
Total Income	17,533.79	14,666.92	2,866.87	171,545.91	168,333.80	3,212.11	315,003.00
Gross Profit	17,533.79	14,666.92	2,866.87	171,545.91	168,333.80	3,212.11	315,003.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,681.34	3,620.08	61.26	7,362.68	7,240.20	122.48	43,441.00
7120.00 · Svc/Replacem/Other	650.00	375.00	275.00	650.00	750.00	(100.00)	4,500.00
7130.00 · Cul-de-sac Maintenance	0.00	133.33	(133.33)	0.00	266.70	(266.70)	1,600.00
7135.00 · Lake Treatment	1,911.00	2,207.25	(296.25)	3,822.00	4,414.50	(592.50)	26,487.00
7140.00 · Tree Trimming	200.00	605.50	(405.50)	200.00	1,211.00	(1,011.00)	7,266.00
7150.00 · Sprinkler/Irrigation Contract	0.00	230.25	(230.25)	275.00	460.50	(185.50)	2,763.00
Total 7100.00 · Grounds	6,442.34	7,171.41	(729.07)	12,309.68	14,342.90	(2,033.22)	86,057.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	270.50	(270.50)	0.00	541.00	(541.00)	3,246.00
7220.00 · Pest Control	0.00	25.00	(25.00)	40.00	50.00	(10.00)	300.00
Total 7200.00 · Maintenance	0.00	295.50	(295.50)	40.00	591.00	(551.00)	3,546.00
7500.00 · Utilities							
7520.00 · Electric	55.04	76.25	(21.21)	110.75	152.50	(41.75)	915.00
7670.00 · Gatehouse Electric Usage	15.79	0.00	15.79	42.82	0.00	42.82	0.00
Total 7500.00 · Utilities	70.83	76.25	(5.42)	153.57	152.50	1.07	915.00
7800.00 · Administration							
7810.00 · Insurance - Property	392.45	386.58	5.87	784.90	773.20	11.70	4,639.00
7820.00 · Professional - Legal	(481.30)	1,666.67	(2,147.97)	896.70	3,333.30	(2,436.60)	20,000.00
7825.00 · Accounting Services - Audit	0.00	291.67	(291.67)	0.00	583.30	(583.30)	3,500.00
7830.00 · Division Fees	0.00	5.25	(5.25)	61.25	10.50	50.75	63.00
7870.00 · Management Fee	3,874.21	3,585.50	288.71	7,703.42	7,171.00	532.42	43,026.00
7880.00 · Office Supplies/Misc	251.80	308.75	(56.95)	535.25	617.50	(82.25)	3,705.00
7885.00 · Postage	46.40	150.00	(103.60)	94.30	300.00	(205.70)	1,800.00
7886.00 · Copies/Printing	185.31	208.33	(23.02)	214.21	416.70	(202.49)	2,500.00
7887.00 · Printing - Mass Mailings	0.00	333.33	(333.33)	0.00	666.70	(666.70)	4,000.00
7896.00 · Bad Debt - Expense	1,875.00	187.67	1,687.33	1,875.00	375.30	1,499.70	2,252.00
Total 7800.00 · Administration	6,143.87	7,123.75	(979.88)	12,165.03	14,247.50	(2,082.47)	85,485.00
7900.00 · Other							
7910.00 · Transfer to Replacement Fund	0.00	0.00	0.00	139,000.00	139,000.00	0.00	139,000.00
Total 7900.00 · Other	0.00	0.00	0.00	139,000.00	139,000.00	0.00	139,000.00
Total 7000.00 · Disbursements	12,657.04	14,666.91	(2,009.87)	163,668.28	168,333.90	(4,665.62)	315,003.00
Total Expense	12,657.04	14,666.91	(2,009.87)	163,668.28	168,333.90	(4,665.62)	315,003.00
Net Income	4,876.75	0.01	4,876.74	7,877.63	(0.10)	7,877.73	0.00