

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

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Prepared By: Sunstate Association Management Group, Inc.

04/16/21

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

Accrual Basis

As of March 31, 2021

	Mar 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	122,213.19
Total 1010.00 · Checking	122,213.19
1020.00 · Replacement Fund Accounts	
1021.04 · M/M Centennial 2735 0.05%	(3,724.99)
1021.05 · M/M Centennial ICS 4277	394,977.76
1023.00 · MM BB&T 9550 0.05%	169,081.20
1025.00 · CD Cadence 3114 1.889% 6/19/22	114,806.10
Total 1020.00 · Replacement Fund Accounts	675,140.07
Total Checking/Savings	797,353.26
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	18,668.18
1043.00 · Account Receivable	6,601.52
Total 1039.50 · Accounts Receivable	25,269.70
Total Accounts Receivable	25,269.70
Other Current Assets	
1050.00 · Prepaid Insurance	1,004.22
Total Other Current Assets	1,004.22
Total Current Assets	823,627.18
TOTAL ASSETS	823,627.18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	4,529.61
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	131,924.97
3040.00 · Prepaid Assessments	1,114.85
Total Other Current Liabilities	137,446.08
Total Current Liabilities	141,975.69
Long Term Liabilities	
3500.00 · Contract Liability Repl. Fund	656,290.79
3599.00 · Replacement Fund - Accum Int	18,849.28
Total Long Term Liabilities	675,140.07
Total Liabilities	817,115.76
Equity	
Net Income	6,511.42
Total Equity	6,511.42
TOTAL LIABILITIES & EQUITY	823,627.18

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

Accrual Basis

March 2021

	Mar 21	Budget	\$ Over Budget	Jan - Mar 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	14,658.33	14,666.92	(8.59)	43,975.03	44,000.72	(25.69)	176,003.00
5010.01 · Members Past Due Interest	254.11	0.00	254.11	2,906.28	0.00	2,906.28	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	500.00	0.00	500.00	1,000.00	0.00	1,000.00	0.00
5050.00 · Interest - Operating	17.78	0.00	17.78	94.82	0.00	94.82	0.00
Total Income	15,430.22	14,666.92	763.30	186,976.13	183,000.72	3,975.41	315,003.00
Gross Profit	15,430.22	14,666.92	763.30	186,976.13	183,000.72	3,975.41	315,003.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,681.34	3,620.08	61.26	11,044.02	10,860.28	183.74	43,441.00
7120.00 · Svc/Replacemt/Other	0.00	375.00	(375.00)	650.00	1,125.00	(475.00)	4,500.00
7130.00 · Cul-de-sac Maintenance	0.00	133.33	(133.33)	0.00	400.03	(400.03)	1,600.00
7135.00 · Lake Treatment	1,911.00	2,207.25	(296.25)	5,733.00	6,621.75	(888.75)	26,487.00
7140.00 · Tree Trimming	0.00	605.50	(605.50)	200.00	1,816.50	(1,616.50)	7,266.00
7150.00 · Sprinkler/Irrigation Contract	0.00	230.25	(230.25)	275.00	690.75	(415.75)	2,763.00
Total 7100.00 · Grounds	5,592.34	7,171.41	(1,579.07)	17,902.02	21,514.31	(3,612.29)	86,057.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	270.50	(270.50)	0.00	811.50	(811.50)	3,246.00
7220.00 · Pest Control	90.00	25.00	65.00	130.00	75.00	55.00	300.00
Total 7200.00 · Maintenance	90.00	295.50	(205.50)	130.00	886.50	(756.50)	3,546.00
7500.00 · Utilities							
7520.00 · Electric	54.70	76.25	(21.55)	165.45	228.75	(63.30)	915.00
7670.00 · Gatehouse Electric Usage	13.10	0.00	13.10	55.92	0.00	55.92	0.00
Total 7500.00 · Utilities	67.80	76.25	(8.45)	221.37	228.75	(7.38)	915.00
7800.00 · Administration							
7810.00 · Insurance - Property	392.45	386.58	5.87	1,177.35	1,159.78	17.57	4,639.00
7820.00 · Professional - Legal	62.00	1,666.67	(1,604.67)	958.70	4,999.97	(4,041.27)	20,000.00
7825.00 · Accounting Services - Audit	1,950.00	291.67	1,658.33	1,950.00	874.97	1,075.03	3,500.00
7830.00 · Division Fees	0.00	5.25	(5.25)	61.25	15.75	45.50	63.00
7870.00 · Management Fee	3,829.21	3,585.50	243.71	11,532.63	10,756.50	776.13	43,026.00
7880.00 · Office Supplies/Misc	157.25	308.75	(151.50)	692.50	926.25	(233.75)	3,705.00
7885.00 · Postage	20.31	150.00	(129.69)	114.61	450.00	(335.39)	1,800.00
7886.00 · Copies/Printing	219.01	208.33	10.68	433.22	625.03	(191.81)	2,500.00
7887.00 · Printing - Mass Mailings	0.00	333.33	(333.33)	0.00	1,000.03	(1,000.03)	4,000.00
7896.00 · Bad Debt - Expense	4,416.06	187.67	4,228.39	6,291.06	562.97	5,728.09	2,252.00
Total 7800.00 · Administration	11,046.29	7,123.75	3,922.54	23,211.32	21,371.25	1,840.07	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	16,796.43	14,666.91	2,129.52	180,464.71	183,000.81	(2,536.10)	315,003.00
Total Expense	16,796.43	14,666.91	2,129.52	180,464.71	183,000.81	(2,536.10)	315,003.00
Net Income	(1,366.21)	0.01	(1,366.22)	6,511.42	(0.09)	6,511.51	0.00