

**JACARANDA WEST HOA #1, INC.**  
**FINANCIAL REPORTS**  
**April 30, 2021**

<b>TABLE OF CONTENTS:</b>	1
STATEMENTS OF ASSETS, LIABILITIES & FUND BALANCE	2
STATEMENTS OF INCOME AND EXPENSE - COMPARISON OF ACTUAL TO BUDGET	3

**Prepared By: Sunstate Association Management Group, Inc.**

05/20/21

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

Accrual Basis

As of April 30, 2021

	Apr 30, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	115,177.57
1019.00 · Due (To) From Replacement Fund	3,825.00
Total 1010.00 · Checking	119,002.57
1020.00 · Replacement Fund Accounts	
1021.04 · M/M Centennial 2735 0.05%	100.01
1021.05 · M/M Centennial ICS 4277	391,184.95
1023.00 · MM BB&T 9550 0.05%	169,082.59
1025.00 · CD Cadence 3114 1.889% 6/19/22	115,340.84
1039.00 · Due (To) From Operating	(3,825.00)
Total 1020.00 · Replacement Fund Accounts	671,883.39
Total Checking/Savings	790,885.96
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	13,003.18
1043.00 · Account Receivable	6,479.68
Total 1039.50 · Accounts Receivable	19,482.86
Total Accounts Receivable	19,482.86
Other Current Assets	
1050.00 · Prepaid Insurance	611.77
Total Other Current Assets	611.77
Total Current Assets	810,980.59
<b>TOTAL ASSETS</b>	<b>810,980.59</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	4,579.58
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	117,266.64
3040.00 · Prepaid Assessments	1,064.85
Total Other Current Liabilities	122,737.75
Total Current Liabilities	127,317.33
Long Term Liabilities	
3500.00 · Contract Liability Repl. Fund	652,465.79
3599.00 · Replacement Fund - Accum Int	19,417.60
Total Long Term Liabilities	671,883.39
Total Liabilities	799,200.72
Equity	
Net Income	11,779.87
Total Equity	11,779.87
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>810,980.59</b>

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

Accrual Basis

April 2021

	Apr 21	Budget	\$ Over Budget	Jan - Apr 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
5010.00 · Assessments	14,658.33	14,666.92	(8.59)	58,633.36	58,667.64	(34.28)	176,003.00
5010.01 · Members Past Due Interest	146.87	0.00	146.87	3,053.15	0.00	3,053.15	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	1,400.00	0.00	1,400.00	2,400.00	0.00	2,400.00	0.00
5050.00 · Interest - Operating	12.64	0.00	12.64	107.46	0.00	107.46	0.00
<b>Total Income</b>	<u>16,217.84</u>	<u>14,666.92</u>	<u>1,550.92</u>	<u>203,193.97</u>	<u>197,667.64</u>	<u>5,526.33</u>	<u>315,003.00</u>
<b>Gross Profit</b>	<u>16,217.84</u>	<u>14,666.92</u>	<u>1,550.92</u>	<u>203,193.97</u>	<u>197,667.64</u>	<u>5,526.33</u>	<u>315,003.00</u>
<b>Expense</b>							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,681.34	3,620.08	61.26	14,725.36	14,480.36	245.00	43,441.00
7120.00 · Svc/Replacemt/Other	0.00	375.00	(375.00)	650.00	1,500.00	(850.00)	4,500.00
7130.00 · Cul-de-sac Maintenance	0.00	133.33	(133.33)	0.00	533.36	(533.36)	1,600.00
7135.00 · Lake Treatment	1,911.00	2,207.25	(296.25)	7,644.00	8,829.00	(1,185.00)	26,487.00
7140.00 · Tree Trimming	150.00	605.50	(455.50)	350.00	2,422.00	(2,072.00)	7,266.00
7150.00 · Sprinkler/Irrigation Contract	0.00	230.25	(230.25)	275.00	921.00	(646.00)	2,763.00
<b>Total 7100.00 · Grounds</b>	<u>5,742.34</u>	<u>7,171.41</u>	<u>(1,429.07)</u>	<u>23,644.36</u>	<u>28,685.72</u>	<u>(5,041.36)</u>	<u>86,057.00</u>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	270.50	(270.50)	0.00	1,082.00	(1,082.00)	3,246.00
7220.00 · Pest Control	0.00	25.00	(25.00)	130.00	100.00	30.00	300.00
<b>Total 7200.00 · Maintenance</b>	<u>0.00</u>	<u>295.50</u>	<u>(295.50)</u>	<u>130.00</u>	<u>1,182.00</u>	<u>(1,052.00)</u>	<u>3,546.00</u>
7500.00 · Utilities							
7520.00 · Electric	54.77	76.25	(21.48)	220.22	305.00	(84.78)	915.00
7670.00 · Gatehouse Electric Usage	12.81	0.00	12.81	68.73	0.00	68.73	0.00
<b>Total 7500.00 · Utilities</b>	<u>67.58</u>	<u>76.25</u>	<u>(8.67)</u>	<u>288.95</u>	<u>305.00</u>	<u>(16.05)</u>	<u>915.00</u>
7800.00 · Administration							
7810.00 · Insurance - Property	392.45	386.58	5.87	1,569.80	1,546.36	23.44	4,639.00
7820.00 · Professional - Legal	437.00	1,666.67	(1,229.67)	1,395.70	6,666.64	(5,270.94)	20,000.00
7825.00 · Accounting Services - Audit	250.00	291.67	(41.67)	2,200.00	1,166.64	1,033.36	3,500.00
7830.00 · Division Fees	61.25	5.25	56.00	122.50	21.00	101.50	63.00
7870.00 · Management Fee	3,787.21	3,585.50	201.71	15,319.84	14,342.00	977.84	43,026.00
7880.00 · Office Supplies/Misc	151.50	308.75	(157.25)	844.00	1,235.00	(391.00)	3,705.00
7885.00 · Postage	18.76	150.00	(131.24)	133.37	600.00	(466.63)	1,800.00
7886.00 · Copies/Printing	41.30	208.33	(167.03)	474.52	833.36	(358.84)	2,500.00
7887.00 · Printing - Mass Mailings	0.00	333.33	(333.33)	0.00	1,333.36	(1,333.36)	4,000.00
7896.00 · Bad Debt - Expense	0.00	187.67	(187.67)	6,291.06	750.64	5,540.42	2,252.00
<b>Total 7800.00 · Administration</b>	<u>5,139.47</u>	<u>7,123.75</u>	<u>(1,984.28)</u>	<u>28,350.79</u>	<u>28,495.00</u>	<u>(144.21)</u>	<u>85,485.00</u>
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
<b>Total 7900.00 · Other</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>139,000.00</u>	<u>139,000.00</u>	<u>0.00</u>	<u>139,000.00</u>
<b>Total 7000.00 · Disbursements</b>	<u>10,949.39</u>	<u>14,666.91</u>	<u>(3,717.52)</u>	<u>191,414.10</u>	<u>197,667.72</u>	<u>(6,253.62)</u>	<u>315,003.00</u>
<b>Total Expense</b>	<u>10,949.39</u>	<u>14,666.91</u>	<u>(3,717.52)</u>	<u>191,414.10</u>	<u>197,667.72</u>	<u>(6,253.62)</u>	<u>315,003.00</u>
<b>Net Income</b>	<u><b>5,268.45</b></u>	<u><b>0.01</b></u>	<u><b>5,268.44</b></u>	<u><b>11,779.87</b></u>	<u><b>(0.08)</b></u>	<u><b>11,779.95</b></u>	<u><b>0.00</b></u>