

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

TABLE OF CONTENTS:	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.

06/21/21

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

Accrual Basis

As of May 31, 2021

	May 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	105,813.30
Total 1010.00 · Checking	105,813.30
1020.00 · Replacement Fund Accounts	
1021.04 · M/M Centennial 2735 0.05%	100.01
1021.05 · M/M Centennial ICS 4277	387,392.89
1023.00 · MM BB&T 9550 0.05%	169,084.03
1025.00 · CD Cadence 3114 1.889% 6/19/22	115,340.84
Total 1020.00 · Replacement Fund Accounts	671,917.77
Total Checking/Savings	777,731.07
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	10,062.43
1043.00 · Account Receivable	5,912.70
Total 1039.50 · Accounts Receivable	15,975.13
Total Accounts Receivable	15,975.13
Other Current Assets	
1050.00 · Prepaid Insurance	219.32
1499.00 · Undeposited Funds	30.25
Total Other Current Assets	249.57
Total Current Assets	793,955.77
TOTAL ASSETS	793,955.77
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	1,801.78
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	102,608.31
3040.00 · Prepaid Assessments	1,064.85
Total Other Current Liabilities	108,079.42
Total Current Liabilities	109,881.20
Long Term Liabilities	
3500.00 · Contract Liability Repl. Fund	652,465.79
3599.00 · Replacement Fund - Accum Int	19,451.98
Total Long Term Liabilities	671,917.77
Total Liabilities	781,798.97
Equity	
Net Income	12,156.80
Total Equity	12,156.80
TOTAL LIABILITIES & EQUITY	793,955.77

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

Accrual Basis

May 2021

	May 21	Budget	\$ Over Budget	Jan - May 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	14,658.33	14,666.92	(8.59)	73,291.69	73,334.56	(42.87)	176,003.00
5010.01 · Members Past Due Interest	90.27	0.00	90.27	3,143.42	0.00	3,143.42	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	1,000.00	0.00	1,000.00	3,400.00	0.00	3,400.00	0.00
5050.00 · Interest - Operating	10.62	0.00	10.62	118.08	0.00	118.08	0.00
Total Income	15,759.22	14,666.92	1,092.30	218,953.19	212,334.56	6,618.63	315,003.00
Gross Profit	15,759.22	14,666.92	1,092.30	218,953.19	212,334.56	6,618.63	315,003.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,681.34	3,620.08	61.26	18,406.70	18,100.44	306.26	43,441.00
7120.00 · Svc/Replacemt/Other	0.00	375.00	(375.00)	650.00	1,875.00	(1,225.00)	4,500.00
7130.00 · Cul-de-sac Maintenance	0.00	133.33	(133.33)	0.00	666.69	(666.69)	1,600.00
7135.00 · Lake Treatment	1,968.33	2,207.25	(238.92)	9,612.33	11,036.25	(1,423.92)	26,487.00
7140.00 · Tree Trimming	0.00	605.50	(605.50)	350.00	3,027.50	(2,677.50)	7,266.00
7150.00 · Sprinkler/Irrigation Contract	870.60	230.25	640.35	1,145.60	1,151.25	(5.65)	2,763.00
Total 7100.00 · Grounds	6,520.27	7,171.41	(651.14)	30,164.63	35,857.13	(5,692.50)	86,057.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	2,200.00	270.50	1,929.50	2,200.00	1,352.50	847.50	3,246.00
7220.00 · Pest Control	0.00	25.00	(25.00)	130.00	125.00	5.00	300.00
Total 7200.00 · Maintenance	2,200.00	295.50	1,904.50	2,330.00	1,477.50	852.50	3,546.00
7500.00 · Utilities							
7520.00 · Electric	56.49	76.25	(19.76)	276.71	381.25	(104.54)	915.00
7670.00 · Gatehouse Electric Usage	12.79	0.00	12.79	81.52	0.00	81.52	0.00
Total 7500.00 · Utilities	69.28	76.25	(6.97)	358.23	381.25	(23.02)	915.00
7800.00 · Administration							
7810.00 · Insurance - Property	392.45	386.58	5.87	1,962.25	1,932.94	29.31	4,639.00
7820.00 · Professional - Legal	1,907.50	1,666.67	240.83	3,303.20	8,333.31	(5,030.11)	20,000.00
7825.00 · Accounting Services - Review	0.00	291.67	(291.67)	2,200.00	1,458.31	741.69	3,500.00
7830.00 · Division Fees	25.00	5.25	19.75	147.50	26.25	121.25	63.00
7870.00 · Management Fee	3,694.21	3,585.50	108.71	19,014.05	17,927.50	1,086.55	43,026.00
7880.00 · Office Supplies/Misc	153.85	308.75	(154.90)	997.85	1,543.75	(545.90)	3,705.00
7885.00 · Postage	258.20	150.00	108.20	391.57	750.00	(358.43)	1,800.00
7886.00 · Copies/Printing	161.53	208.33	(46.80)	636.05	1,041.69	(405.64)	2,500.00
7887.00 · Printing - Mass Mailings	0.00	333.33	(333.33)	0.00	1,666.69	(1,666.69)	4,000.00
7896.00 · Bad Debt - Expense	0.00	187.67	(187.67)	6,291.06	938.31	5,352.75	2,252.00
Total 7800.00 · Administration	6,592.74	7,123.75	(531.01)	34,943.53	35,618.75	(675.22)	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	15,382.29	14,666.91	715.38	206,796.39	212,334.63	(5,538.24)	315,003.00
Total Expense	15,382.29	14,666.91	715.38	206,796.39	212,334.63	(5,538.24)	315,003.00
Net Income	376.93	0.01	376.92	12,156.80	(0.07)	12,156.87	0.00