

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

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Prepared By: Sunstate Association Management Group, Inc.

07/26/21

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

Accrual Basis

As of June 30, 2021

	Jun 30, 21
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	128,928.53
1019.00 · Due (To) From Replacement Fund	(36,250.00)
Total 1010.00 · Checking	92,678.53
1020.00 · Replacement Fund Accounts	
1021.04 · M/M Centennial 2735 0.05%	100.00
1021.05 · M/M Centennial ICS 4277	377,990.90
1023.00 · MM BB&T 9550 0.05%	169,085.42
1025.00 · CD Cadence 3114 1.889% 6/19/22	115,340.84
1039.00 · Due (To) From Operating	36,250.00
Total 1020.00 · Replacement Fund Accounts	698,767.16
Total Checking/Savings	791,445.69
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	9,012.43
1043.00 · Account Receivable	5,732.20
Total 1039.50 · Accounts Receivable	14,744.63
Total Accounts Receivable	14,744.63
Other Current Assets	
1050.00 · Prepaid Insurance	5,307.07
Total Other Current Assets	5,307.07
Total Current Assets	811,497.39
TOTAL ASSETS	811,497.39
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	2,441.37
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	87,949.98
3040.00 · Prepaid Assessments	2,150.35
Total Other Current Liabilities	94,506.59
Total Current Liabilities	96,947.96
Long Term Liabilities	
3500.00 · Contract Liability Repl. Fund	679,293.29
3599.00 · Replacement Fund - Accum Int	19,473.87
Total Long Term Liabilities	698,767.16
Total Liabilities	795,715.12
Equity	
Net Income	15,782.27
Total Equity	15,782.27
TOTAL LIABILITIES & EQUITY	811,497.39

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

Accrual Basis

June 2021

	Jun 21	Budget	\$ Over Budget	Jan - Jun 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	14,658.33	14,666.92	(8.59)	87,950.02	88,001.48	(51.46)	176,003.00
5010.01 · Members Past Due Interest	269.61	0.00	269.61	3,413.03	0.00	3,413.03	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	600.00	0.00	600.00	4,000.00	0.00	4,000.00	0.00
5050.00 · Interest - Operating	9.32	0.00	9.32	127.40	0.00	127.40	0.00
Total Income	15,537.26	14,666.92	870.34	234,490.45	227,001.48	7,488.97	315,003.00
Gross Profit	15,537.26	14,666.92	870.34	234,490.45	227,001.48	7,488.97	315,003.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,681.34	3,620.08	61.26	22,088.04	21,720.52	367.52	43,441.00
7120.00 · Svc/Replacemt/Other	0.00	375.00	(375.00)	650.00	2,250.00	(1,600.00)	4,500.00
7130.00 · Cul-de-sac Maintenance	0.00	133.33	(133.33)	0.00	800.02	(800.02)	1,600.00
7135.00 · Lake Treatment	1,968.33	2,207.25	(238.92)	11,580.66	13,243.50	(1,662.84)	26,487.00
7140.00 · Tree Trimming	0.00	605.50	(605.50)	350.00	3,633.00	(3,283.00)	7,266.00
7150.00 · Sprinkler/Irrigation Contract	0.00	230.25	(230.25)	1,145.60	1,381.50	(235.90)	2,763.00
Total 7100.00 · Grounds	5,649.67	7,171.41	(1,521.74)	35,814.30	43,028.54	(7,214.24)	86,057.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	270.50	(270.50)	2,200.00	1,623.00	577.00	3,246.00
7220.00 · Pest Control	0.00	25.00	(25.00)	130.00	150.00	(20.00)	300.00
Total 7200.00 · Maintenance	0.00	295.50	(295.50)	2,330.00	1,773.00	557.00	3,546.00
7500.00 · Utilities							
7520.00 · Electric	57.48	76.25	(18.77)	334.19	457.50	(123.31)	915.00
7670.00 · Gatehouse Electric Usage	13.66	0.00	13.66	95.18	0.00	95.18	0.00
Total 7500.00 · Utilities	71.14	76.25	(5.11)	429.37	457.50	(28.13)	915.00
7800.00 · Administration							
7810.00 · Insurance - Property	426.54	386.58	39.96	2,388.79	2,319.52	69.27	4,639.00
7820.00 · Professional - Legal	1,515.20	1,666.67	(151.47)	4,818.40	9,999.98	(5,181.58)	20,000.00
7825.00 · Accounting Services - Review	0.00	291.67	(291.67)	2,200.00	1,749.98	450.02	3,500.00
7830.00 · Division Fees	0.00	5.25	(5.25)	147.50	31.50	116.00	63.00
7870.00 · Management Fee	3,824.21	3,585.50	238.71	22,838.26	21,513.00	1,325.26	43,026.00
7880.00 · Office Supplies/Misc	153.25	308.75	(155.50)	1,151.10	1,852.50	(701.40)	3,705.00
7885.00 · Postage	72.72	150.00	(77.28)	464.29	900.00	(435.71)	1,800.00
7886.00 · Copies/Printing	199.06	208.33	(9.27)	835.11	1,250.02	(414.91)	2,500.00
7887.00 · Printing - Mass Mailings	0.00	333.33	(333.33)	0.00	2,000.02	(2,000.02)	4,000.00
7896.00 · Bad Debt - Expense	0.00	187.67	(187.67)	6,291.06	1,125.98	5,165.08	2,252.00
Total 7800.00 · Administration	6,190.98	7,123.75	(932.77)	41,134.51	42,742.50	(1,607.99)	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	11,911.79	14,666.91	(2,755.12)	218,708.18	227,001.54	(8,293.36)	315,003.00
Total Expense	11,911.79	14,666.91	(2,755.12)	218,708.18	227,001.54	(8,293.36)	315,003.00
Net Income	3,625.47	0.01	3,625.46	15,782.27	(0.06)	15,782.33	0.00