

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

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Prepared By: Sunstate Association Management Group, Inc.

08/23/21

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

Accrual Basis

As of July 31, 2021

	Jul 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	80,405.82
Total 1010.00 · Checking	80,405.82
1020.00 · Replacement Fund Accounts	
1021.04 · M/M Centennial 2735 0.05%	100.00
1021.05 · M/M Centennial ICS 4277	360,756.89
1023.00 · MM BB&T 9550 0.05%	169,086.86
1025.00 · CD Cadence 3114 1.889% 6/19/22	115,884.04
Total 1020.00 · Replacement Fund Accounts	645,827.79
Total Checking/Savings	726,233.61
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	8,662.43
1043.00 · Account Receivable	5,701.95
Total 1039.50 · Accounts Receivable	14,364.38
Total Accounts Receivable	14,364.38
Other Current Assets	
1050.00 · Prepaid Insurance	5,229.05
Total Other Current Assets	5,229.05
Total Current Assets	745,827.04
TOTAL ASSETS	745,827.04
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	2,198.98
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	73,291.65
3040.00 · Prepaid Assessments	2,150.35
Total Other Current Liabilities	79,848.26
Total Current Liabilities	82,047.24
Long Term Liabilities	
3500.00 · Contract Liability Repl. Fund	625,793.29
3599.00 · Replacement Fund - Accum Int	20,034.50
Total Long Term Liabilities	645,827.79
Total Liabilities	727,875.03
Equity	
Net Income	17,952.01
Total Equity	17,952.01
TOTAL LIABILITIES & EQUITY	745,827.04

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

Accrual Basis

July 2021

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	14,658.33	14,666.92	(8.59)	102,608.35	102,668.40	(60.05)	176,003.00
5010.01 · Members Past Due Interest	0.00	0.00	0.00	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	800.00	0.00	800.00	4,800.00	0.00	4,800.00	0.00
5050.00 · Interest - Operating	8.67	0.00	8.67	136.07	0.00	136.07	0.00
Total Income	15,467.00	14,666.92	800.08	249,957.45	241,668.40	8,289.05	315,003.00
Gross Profit	15,467.00	14,666.92	800.08	249,957.45	241,668.40	8,289.05	315,003.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,681.34	3,620.08	61.26	25,769.38	25,340.60	428.78	43,441.00
7120.00 · Svc/Replacemt/Other	0.00	375.00	(375.00)	650.00	2,625.00	(1,975.00)	4,500.00
7130.00 · Cul-de-sac Maintenance	0.00	133.33	(133.33)	0.00	933.35	(933.35)	1,600.00
7135.00 · Lake Treatment	1,968.33	2,207.25	(238.92)	13,548.99	15,450.75	(1,901.76)	26,487.00
7140.00 · Tree Trimming	300.00	605.50	(305.50)	650.00	4,238.50	(3,588.50)	7,266.00
7150.00 · Sprinkler/Irrigation Contract	275.00	230.25	44.75	1,420.60	1,611.75	(191.15)	2,763.00
Total 7100.00 · Grounds	6,224.67	7,171.41	(946.74)	42,038.97	50,199.95	(8,160.98)	86,057.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	1,660.00	270.50	1,389.50	3,860.00	1,893.50	1,966.50	3,246.00
7220.00 · Pest Control	40.00	25.00	15.00	170.00	175.00	(5.00)	300.00
7225.00 · Maintenance - Self Help	30.00	0.00	30.00	30.00	0.00	30.00	0.00
Total 7200.00 · Maintenance	1,730.00	295.50	1,434.50	4,060.00	2,068.50	1,991.50	3,546.00
7500.00 · Utilities							
7520.00 · Electric	55.61	76.25	(20.64)	389.80	533.75	(143.95)	915.00
7670.00 · Gatehouse Electric Usage	13.86	0.00	13.86	109.04	0.00	109.04	0.00
Total 7500.00 · Utilities	69.47	76.25	(6.78)	498.84	533.75	(34.91)	915.00
7800.00 · Administration							
7810.00 · Insurance - Property	514.02	386.58	127.44	2,902.81	2,706.10	196.71	4,639.00
7820.00 · Professional - Legal	0.00	1,666.67	(1,666.67)	4,818.40	11,666.65	(6,848.25)	20,000.00
7825.00 · Accounting Services - Review	0.00	291.67	(291.67)	2,200.00	2,041.65	158.35	3,500.00
7830.00 · Division Fees	0.00	5.25	(5.25)	147.50	36.75	110.75	63.00
7870.00 · Management Fee	4,279.21	3,585.50	693.71	27,117.47	25,098.50	2,018.97	43,026.00
7880.00 · Office Supplies/Misc	303.25	308.75	(5.50)	1,454.35	2,161.25	(706.90)	3,705.00
7885.00 · Postage	67.63	150.00	(82.37)	531.92	1,050.00	(518.08)	1,800.00
7886.00 · Copies/Printing	109.01	208.33	(99.32)	944.12	1,458.35	(514.23)	2,500.00
7887.00 · Printing - Mass Mailings	0.00	333.33	(333.33)	0.00	2,333.35	(2,333.35)	4,000.00
7896.00 · Bad Debt - Expense	0.00	187.67	(187.67)	6,291.06	1,313.65	4,977.41	2,252.00
Total 7800.00 · Administration	5,273.12	7,123.75	(1,850.63)	46,407.63	49,866.25	(3,458.62)	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	13,297.26	14,666.91	(1,369.65)	232,005.44	241,668.45	(9,663.01)	315,003.00
Total Expense	13,297.26	14,666.91	(1,369.65)	232,005.44	241,668.45	(9,663.01)	315,003.00
Net Income	2,169.74	0.01	2,169.73	17,952.01	(0.05)	17,952.06	0.00