

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

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Prepared By: Sunstate Association Management Group, Inc.

09/29/21

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

Accrual Basis

As of August 31, 2021

	Aug 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	71,017.32
Total 1010.00 · Checking	71,017.32
1020.00 · Replacement Fund Accounts	
1021.04 · M/M Centennial 2735 0.05%	100.00
1021.05 · M/M Centennial ICS 4277	360,772.20
1023.00 · MM BB&T 9550 0.05%	169,088.30
1025.00 · CD Cadence 3114 1.889% 6/19/22	115,884.04
Total 1020.00 · Replacement Fund Accounts	645,844.54
Total Checking/Savings	716,861.86
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	7,962.43
1041.00 · Fine Receivable	120,600.00
1043.00 · Account Receivable	5,430.95
Total 1039.50 · Accounts Receivable	133,993.38
Total Accounts Receivable	133,993.38
Other Current Assets	
1046.00 · Allowance For Uncollect. Fines	(120,000.00)
1050.00 · Prepaid Insurance	4,733.20
Total Other Current Assets	(115,266.80)
Total Current Assets	735,588.44
TOTAL ASSETS	735,588.44
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	280.96
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	58,633.32
3040.00 · Prepaid Assessments	2,851.10
Total Other Current Liabilities	65,890.68
Total Current Liabilities	66,171.64
Long Term Liabilities	
3500.00 · Contract Liability Repl. Fund	625,793.29
3599.00 · Replacement Fund - Accum Int	20,051.25
Total Long Term Liabilities	645,844.54
Total Liabilities	712,016.18
Equity	
Net Income	23,572.26
Total Equity	23,572.26
TOTAL LIABILITIES & EQUITY	735,588.44

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

Accrual Basis

August 2021

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	14,658.33	14,666.92	(8.59)	117,266.68	117,335.32	(68.64)	176,003.00
5010.01 · Members Past Due Interest	329.85	0.00	329.85	3,742.88	0.00	3,742.88	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	5,300.00	0.00	5,300.00	0.00
5040.01 · Fines	600.00	0.00	600.00	600.00	0.00	600.00	0.00
5050.00 · Interest - Operating	5.29	0.00	5.29	141.36	0.00	141.36	0.00
Total Income	16,093.47	14,666.92	1,426.55	266,050.92	256,335.32	9,715.60	315,003.00
Gross Profit	16,093.47	14,666.92	1,426.55	266,050.92	256,335.32	9,715.60	315,003.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,681.34	3,620.08	61.26	29,450.72	28,960.68	490.04	43,441.00
7120.00 · Svc/Replacmt/Other	0.00	375.00	(375.00)	650.00	3,000.00	(2,350.00)	4,500.00
7130.00 · Cul-de-sac Maintenance	0.00	133.33	(133.33)	0.00	1,066.68	(1,066.68)	1,600.00
7135.00 · Lake Treatment	1,968.33	2,207.25	(238.92)	15,517.32	17,658.00	(2,140.68)	26,487.00
7140.00 · Tree Trimming	0.00	605.50	(605.50)	650.00	4,844.00	(4,194.00)	7,266.00
7150.00 · Sprinkler/Irrigation Contract	63.55	230.25	(166.70)	1,484.15	1,842.00	(357.85)	2,763.00
Total 7100.00 · Grounds	5,713.22	7,171.41	(1,458.19)	47,752.19	57,371.36	(9,619.17)	86,057.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	270.50	(270.50)	3,860.00	2,164.00	1,696.00	3,246.00
7220.00 · Pest Control	30.00	25.00	5.00	200.00	200.00	0.00	300.00
7225.00 · Maintenance - Self Help	0.00	0.00	0.00	30.00	0.00	30.00	0.00
Total 7200.00 · Maintenance	30.00	295.50	(265.50)	4,090.00	2,364.00	1,726.00	3,546.00
7500.00 · Utilities							
7520.00 · Electric	185.00	76.25	108.75	574.80	610.00	(35.20)	915.00
7670.00 · Gatehouse Electric Usage	(109.04)	0.00	(109.04)	0.00	0.00	0.00	0.00
Total 7500.00 · Utilities	75.96	76.25	(0.29)	574.80	610.00	(35.20)	915.00
7800.00 · Administration							
7810.00 · Insurance - Property	495.85	386.58	109.27	3,398.66	3,092.68	305.98	4,639.00
7820.00 · Professional - Legal	(394.85)	1,666.67	(2,061.52)	4,423.55	13,333.32	(8,909.77)	20,000.00
7825.00 · Accounting Services - Review	0.00	291.67	(291.67)	2,200.00	2,333.32	(133.32)	3,500.00
7830.00 · Division Fees	0.00	5.25	(5.25)	147.50	42.00	105.50	63.00
7870.00 · Management Fee	4,084.21	3,585.50	498.71	31,201.68	28,684.00	2,517.68	43,026.00
7880.00 · Office Supplies/Misc	153.25	308.75	(155.50)	1,607.60	2,470.00	(862.40)	3,705.00
7885.00 · Postage	77.58	150.00	(72.42)	609.50	1,200.00	(590.50)	1,800.00
7886.00 · Copies/Printing	38.00	208.33	(170.33)	982.12	1,666.68	(684.56)	2,500.00
7887.00 · Printing - Mass Mailings	0.00	333.33	(333.33)	0.00	2,666.68	(2,666.68)	4,000.00
7896.00 · Bad Debt - Expense	200.00	187.67	12.33	6,491.06	1,501.32	4,989.74	2,252.00
Total 7800.00 · Administration	4,654.04	7,123.75	(2,469.71)	51,061.67	56,990.00	(5,928.33)	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	10,473.22	14,666.91	(4,193.69)	242,478.66	256,335.36	(13,856.70)	315,003.00
Total Expense	10,473.22	14,666.91	(4,193.69)	242,478.66	256,335.36	(13,856.70)	315,003.00
Net Income	5,620.25	0.01	5,620.24	23,572.26	(0.04)	23,572.30	0.00