

JACARANDA WEST HOA #1, INC.
FINANCIAL REPORTS
September 30, 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.

10/25/21

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

Accrual Basis

As of September 30, 2021

	Sep 30, 21
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	57,600.28
Total 1010.00 · Checking	57,600.28
1020.00 · Replacement Fund Accounts	
1021.04 · M/M Centennial 2735 0.05%	100.00
1021.05 · M/M Centennial ICS 4277	360,787.02
1023.00 · MM BB&T 9550 0.05%	169,089.69
1025.00 · CD Cadence 3114 1.889% 6/19/22	115,884.04
Total 1020.00 · Replacement Fund Accounts	645,860.75
Total Checking/Savings	703,461.03
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	7,962.43
1041.00 · Fine Receivable	120,600.00
1043.00 · Account Receivable	5,414.95
Total 1039.50 · Accounts Receivable	133,977.38
Total Accounts Receivable	133,977.38
Other Current Assets	
1046.00 · Allowance For Uncollected Fines	(120,000.00)
1050.00 · Prepaid Insurance	4,237.35
Total Other Current Assets	(115,762.65)
Total Current Assets	721,675.76
TOTAL ASSETS	721,675.76
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	4,553.83
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	43,974.99
3040.00 · Prepaid Assessments	3,201.10
Total Other Current Liabilities	51,582.35
Total Current Liabilities	56,136.18
Long Term Liabilities	
3500.00 · Contract Liability Repl. Fund	625,793.29
3599.00 · Replacement Fund - Accum Int	20,067.46
Total Long Term Liabilities	645,860.75
Total Liabilities	701,996.93
Equity	
Net Income	19,678.83
Total Equity	19,678.83
TOTAL LIABILITIES & EQUITY	721,675.76

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

Accrual Basis

September 2021

	Sep 21	Budget	\$ Over Budget	Jan - Sep 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	14,658.33	14,666.92	(8.59)	131,925.01	132,002.24	(77.23)	176,003.00
5010.01 · Members Past Due Interest	0.00	0.00	0.00	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	900.00	0.00	900.00	6,200.00	0.00	6,200.00	0.00
5040.01 · Fines	0.00	0.00	0.00	600.00	0.00	600.00	0.00
5050.00 · Interest - Operating	2.69	0.00	2.69	144.05	0.00	144.05	0.00
Total Income	15,561.02	14,666.92	894.10	281,611.94	271,002.24	10,609.70	315,003.00
Gross Profit	15,561.02	14,666.92	894.10	281,611.94	271,002.24	10,609.70	315,003.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,681.34	3,620.08	61.26	33,132.06	32,580.76	551.30	43,441.00
7120.00 · Svc/Replacemt/Other	0.00	375.00	(375.00)	650.00	3,375.00	(2,725.00)	4,500.00
7130.00 · Cul-de-sac Maintenance	0.00	133.33	(133.33)	0.00	1,200.01	(1,200.01)	1,600.00
7135.00 · Lake Treatment	1,968.33	2,207.25	(238.92)	17,485.65	19,865.25	(2,379.60)	26,487.00
7140.00 · Tree Trimming	0.00	605.50	(605.50)	650.00	5,449.50	(4,799.50)	7,266.00
7150.00 · Sprinkler/Irrigation Contract	1,590.29	230.25	1,360.04	3,074.44	2,072.25	1,002.19	2,763.00
Total 7100.00 · Grounds	7,239.96	7,171.41	68.55	54,992.15	64,542.77	(9,550.62)	86,057.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	270.50	(270.50)	3,860.00	2,434.50	1,425.50	3,246.00
7220.00 · Pest Control	40.00	25.00	15.00	240.00	225.00	15.00	300.00
7225.00 · Maintenance - Self Help	(30.00)	0.00	(30.00)	0.00	0.00	0.00	0.00
Total 7200.00 · Maintenance	10.00	295.50	(285.50)	4,100.00	2,659.50	1,440.50	3,546.00
7500.00 · Utilities							
7520.00 · Electric	69.54	76.25	(6.71)	644.34	686.25	(41.91)	915.00
Total 7500.00 · Utilities	69.54	76.25	(6.71)	644.34	686.25	(41.91)	915.00
7800.00 · Administration							
7810.00 · Insurance - Property	495.85	386.58	109.27	3,894.51	3,479.26	415.25	4,639.00
7820.00 · Professional - Legal	4,527.20	1,666.67	2,860.53	8,950.75	14,999.99	(6,049.24)	20,000.00
7825.00 · Accounting Services - Review	1,750.00	291.67	1,458.33	3,950.00	2,624.99	1,325.01	3,500.00
7830.00 · Division Fees	0.00	5.25	(5.25)	147.50	47.25	100.25	63.00
7870.00 · Management Fee	4,019.21	3,585.50	433.71	35,220.89	32,269.50	2,951.39	43,026.00
7880.00 · Office Supplies/Misc	170.00	308.75	(138.75)	1,777.60	2,778.75	(1,001.15)	3,705.00
7885.00 · Postage	188.58	150.00	38.58	798.08	1,350.00	(551.92)	1,800.00
7886.00 · Copies/Printing	41.80	208.33	(166.53)	1,023.92	1,875.01	(851.09)	2,500.00
7887.00 · Printing - Mass Mailings	942.31	333.33	608.98	942.31	3,000.01	(2,057.70)	4,000.00
7896.00 · Bad Debt - Expense	0.00	187.67	(187.67)	6,491.06	1,688.99	4,802.07	2,252.00
Total 7800.00 · Administration	12,134.95	7,123.75	5,011.20	63,196.62	64,113.75	(917.13)	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	19,454.45	14,666.91	4,787.54	261,933.11	271,002.27	(9,069.16)	315,003.00
Total Expense	19,454.45	14,666.91	4,787.54	261,933.11	271,002.27	(9,069.16)	315,003.00
Net Income	(3,893.43)	0.01	(3,893.44)	19,678.83	(0.03)	19,678.86	0.00