

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

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

As of October 31, 2021

	<u>Oct 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	55,688.26
1019.00 · Due (To) From Replacement Fund	(18,500.00)
Total 1010.00 · Checking	37,188.26
1020.00 · Replacement Fund Accounts	
1021.04 · M/M Centennial 2735 0.05%	100.00
1021.05 · M/M Centennial ICS 4277	212,305.67
1023.00 · MM BB&T 9550 0.05%	169,091.13
1025.00 · CD Cadence 3114 1.889% 6/19/22	116,435.80
1039.00 · Due (To) From Operating	18,500.00
Total 1020.00 · Replacement Fund Accounts	516,432.60
Total Checking/Savings	553,620.86
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	5,753.18
1041.00 · Fine Receivable	120,600.00
1043.00 · Account Receivable	5,211.20
Total 1039.50 · Accounts Receivable	131,564.38
Total Accounts Receivable	131,564.38
Other Current Assets	
1046.00 · Allowance For Uncollected Fines	(120,000.00)
1050.00 · Prepaid Insurance	3,741.50
Total Other Current Assets	(116,258.50)
Total Current Assets	568,926.74
TOTAL ASSETS	<u>568,926.74</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	4,947.64
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	29,316.66
3040.00 · Prepaid Assessments	3,901.10
Total Other Current Liabilities	37,624.02
Total Current Liabilities	42,571.66
Long Term Liabilities	
3500.00 · Contract Liability Repl. Fund	516,432.60
Total Long Term Liabilities	516,432.60
Total Liabilities	559,004.26
Equity	
Net Income	9,922.48
Total Equity	9,922.48
TOTAL LIABILITIES & EQUITY	<u>568,926.74</u>

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

Accrual Basis

October 2021

	Oct 21	Budget	\$ Over Budget	Jan - Oct 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	14,658.33	14,666.92	(8.59)	146,583.34	146,669.16	(85.82)	176,003.00
5010.01 · Members Past Due Interest	107.32	0.00	107.32	3,850.20	0.00	3,850.20	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	700.00	0.00	700.00	6,900.00	0.00	6,900.00	0.00
5040.01 · Fines	0.00	0.00	0.00	600.00	0.00	600.00	0.00
5050.00 · Interest - Operating	6.42	0.00	6.42	150.47	0.00	150.47	0.00
Total Income	15,472.07	14,666.92	805.15	297,084.01	285,669.16	11,414.85	315,003.00
Gross Profit	15,472.07	14,666.92	805.15	297,084.01	285,669.16	11,414.85	315,003.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,681.34	3,620.08	61.26	36,813.40	36,200.84	612.56	43,441.00
7120.00 · Svc/Replacemt/Other	1,631.00	375.00	1,256.00	2,281.00	3,750.00	(1,469.00)	4,500.00
7130.00 · Cul-de-sac Maintenance	0.00	133.33	(133.33)	0.00	1,333.34	(1,333.34)	1,600.00
7135.00 · Lake Treatment	1,968.33	2,207.25	(238.92)	19,453.98	22,072.50	(2,618.52)	26,487.00
7140.00 · Tree Trimming	0.00	605.50	(605.50)	650.00	6,055.00	(5,405.00)	7,266.00
7150.00 · Sprinkler/Irrigation Contract	0.00	230.25	(230.25)	3,074.44	2,302.50	771.94	2,763.00
Total 7100.00 · Grounds	7,280.67	7,171.41	109.26	62,272.82	71,714.18	(9,441.36)	86,057.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	270.50	(270.50)	3,860.00	2,705.00	1,155.00	3,246.00
7220.00 · Pest Control	30.00	25.00	5.00	270.00	250.00	20.00	300.00
Total 7200.00 · Maintenance	30.00	295.50	(265.50)	4,130.00	2,955.00	1,175.00	3,546.00
7500.00 · Utilities							
7520.00 · Electric	69.04	76.25	(7.21)	713.38	762.50	(49.12)	915.00
Total 7500.00 · Utilities	69.04	76.25	(7.21)	713.38	762.50	(49.12)	915.00
7800.00 · Administration							
7810.00 · Insurance - Property	495.85	386.58	109.27	4,390.36	3,865.84	524.52	4,639.00
7820.00 · Professional - Legal	9,430.50	1,666.67	7,763.83	18,381.25	16,666.66	1,714.59	20,000.00
7825.00 · Accounting Services - Review	0.00	291.67	(291.67)	3,950.00	2,916.66	1,033.34	3,500.00
7830.00 · Division Fees	0.00	5.25	(5.25)	147.50	52.50	95.00	63.00
7870.00 · Management Fee	4,214.21	3,585.50	628.71	39,435.10	35,855.00	3,580.10	43,026.00
7880.00 · Office Supplies/Misc	213.25	308.75	(95.50)	1,990.85	3,087.50	(1,096.65)	3,705.00
7885.00 · Postage	47.53	150.00	(102.47)	845.61	1,500.00	(654.39)	1,800.00
7886.00 · Copies/Printing	43.50	208.33	(164.83)	1,067.42	2,083.34	(1,015.92)	2,500.00
7887.00 · Printing - Mass Mailings	3,403.87	333.33	3,070.54	4,346.18	3,333.34	1,012.84	4,000.00
7896.00 · Bad Debt - Expense	0.00	187.67	(187.67)	6,491.06	1,876.66	4,614.40	2,252.00
Total 7800.00 · Administration	17,848.71	7,123.75	10,724.96	81,045.33	71,237.50	9,807.83	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	25,228.42	14,666.91	10,561.51	287,161.53	285,669.18	1,492.35	315,003.00
Total Expense	25,228.42	14,666.91	10,561.51	287,161.53	285,669.18	1,492.35	315,003.00
Net Income	(9,756.35)	0.01	(9,756.36)	9,922.48	(0.02)	9,922.50	0.00