

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

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12/28/21

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

Accrual Basis

As of November 30, 2021

| | Nov 30, 21 |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1010.00 · Checking | |
| 1011.01 · OP Centennial 5532 | 23,923.20 |
| Total 1010.00 · Checking | 23,923.20 |
| 1020.00 · Replacement Fund Accounts | |
| 1021.04 · M/M Centennial 2735 0.05% | 100.00 |
| 1021.05 · M/M Centennial ICS 4277 | 221,163.39 |
| 1023.00 · MM TRUIST 9550 0.01% | 169,092.52 |
| 1025.00 · CD Cadence 3114 1.889% 6/19/22 | 116,435.80 |
| Total 1020.00 · Replacement Fund Accounts | 506,791.71 |
| Total Checking/Savings | 530,714.91 |
| Accounts Receivable | |
| 1039.50 · Accounts Receivable | |
| 1040.00 · Assessment Receivable | 5,753.18 |
| 1041.00 · Fine Receivable | 120,600.00 |
| 1043.00 · Account Receivable | 5,180.20 |
| Total 1039.50 · Accounts Receivable | 131,533.38 |
| Total Accounts Receivable | 131,533.38 |
| Other Current Assets | |
| 1046.00 · Allowance For Uncollected Fines | (120,000.00) |
| 1050.00 · Prepaid Insurance | 3,245.65 |
| Total Other Current Assets | (116,754.35) |
| Total Current Assets | 545,493.94 |
| TOTAL ASSETS | 545,493.94 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | 9,389.07 |
| Other Current Liabilities | |
| 3025.00 · Due to Sunstate | 4,406.26 |
| 3031.00 · Deferred Assessments | 14,658.33 |
| 3040.00 · Prepaid Assessments | 4,021.10 |
| Total Other Current Liabilities | 23,085.69 |
| Total Current Liabilities | 32,474.76 |
| Long Term Liabilities | |
| 3500.00 · Contract Liability Repl. Fund | 506,791.71 |
| Total Long Term Liabilities | 506,791.71 |
| Total Liabilities | 539,266.47 |
| Equity | |
| Net Income | 6,227.47 |
| Total Equity | 6,227.47 |
| TOTAL LIABILITIES & EQUITY | 545,493.94 |

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

Accrual Basis

November 2021

| | Nov 21 | Budget | \$ Over Budget | Jan - Nov 21 | YTD Budget | \$ Over Budget | Annual Budget |
|---|-------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| Income | | | | | | | |
| 5010.00 · Assessments | 14,658.33 | 14,666.92 | (8.59) | 161,241.67 | 161,336.08 | (94.41) | 176,003.00 |
| 5010.01 · Members Past Due Interest | 0.00 | 0.00 | 0.00 | 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 | 800.00 | 0.00 | 800.00 | 7,700.00 | 0.00 | 7,700.00 | 0.00 |
| 5040.01 · Fines | 0.00 | 0.00 | 0.00 | 600.00 | 0.00 | 600.00 | 0.00 |
| 5050.00 · Interest - Operating | 2.04 | 0.00 | 2.04 | 152.51 | 0.00 | 152.51 | 0.00 |
| Total Income | 15,460.37 | 14,666.92 | 793.45 | 312,544.38 | 300,336.08 | 12,208.30 | 315,003.00 |
| Gross Profit | 15,460.37 | 14,666.92 | 793.45 | 312,544.38 | 300,336.08 | 12,208.30 | 315,003.00 |
| Expense | | | | | | | |
| 7000.00 · Disbursements | | | | | | | |
| 7100.00 · Grounds | | | | | | | |
| 7110.00 · Grounds Contract | 3,681.34 | 3,620.08 | 61.26 | 40,494.74 | 39,820.92 | 673.82 | 43,441.00 |
| 7120.00 · Svc/Replacem/Other | 0.00 | 375.00 | (375.00) | 2,281.00 | 4,125.00 | (1,844.00) | 4,500.00 |
| 7130.00 · Cul-de-sac Maintenance | 0.00 | 133.33 | (133.33) | 0.00 | 1,466.67 | (1,466.67) | 1,600.00 |
| 7135.00 · Lake Treatment | 1,968.33 | 2,207.25 | (238.92) | 21,422.31 | 24,279.75 | (2,857.44) | 26,487.00 |
| 7140.00 · Tree Trimming | 0.00 | 605.50 | (605.50) | 650.00 | 6,660.50 | (6,010.50) | 7,266.00 |
| 7150.00 · Sprinkler/Irrigation Contract | 275.00 | 230.25 | 44.75 | 3,349.44 | 2,532.75 | 816.69 | 2,763.00 |
| Total 7100.00 · Grounds | 5,924.67 | 7,171.41 | (1,246.74) | 68,197.49 | 78,885.59 | (10,688.10) | 86,057.00 |
| 7200.00 · Maintenance | | | | | | | |
| 7210.00 · Repairs & Maintenance | 0.00 | 270.50 | (270.50) | 3,860.00 | 2,975.50 | 884.50 | 3,246.00 |
| 7220.00 · Pest Control | 0.00 | 25.00 | (25.00) | 270.00 | 275.00 | (5.00) | 300.00 |
| Total 7200.00 · Maintenance | 0.00 | 295.50 | (295.50) | 4,130.00 | 3,250.50 | 879.50 | 3,546.00 |
| 7500.00 · Utilities | | | | | | | |
| 7520.00 · Electric | 71.07 | 76.25 | (5.18) | 784.45 | 838.75 | (54.30) | 915.00 |
| Total 7500.00 · Utilities | 71.07 | 76.25 | (5.18) | 784.45 | 838.75 | (54.30) | 915.00 |
| 7800.00 · Administration | | | | | | | |
| 7810.00 · Insurance - Property | 634.85 | 386.58 | 248.27 | 5,025.21 | 4,252.42 | 772.79 | 4,639.00 |
| 7820.00 · Professional - Legal | 8,384.00 | 1,666.67 | 6,717.33 | 26,765.25 | 18,333.33 | 8,431.92 | 20,000.00 |
| 7825.00 · Accounting Services - Review | 0.00 | 291.67 | (291.67) | 3,950.00 | 3,208.33 | 741.67 | 3,500.00 |
| 7830.00 · Division Fees | 0.00 | 5.25 | (5.25) | 147.50 | 57.75 | 89.75 | 63.00 |
| 7870.00 · Management Fee | 3,694.21 | 3,585.50 | 108.71 | 43,129.31 | 39,440.50 | 3,688.81 | 43,026.00 |
| 7880.00 · Office Supplies/Misc | 193.25 | 308.75 | (115.50) | 2,184.10 | 3,396.25 | (1,212.15) | 3,705.00 |
| 7885.00 · Postage | 35.33 | 150.00 | (114.67) | 880.94 | 1,650.00 | (769.06) | 1,800.00 |
| 7886.00 · Copies/Printing | 35.40 | 208.33 | (172.93) | 1,102.82 | 2,291.67 | (1,188.85) | 2,500.00 |
| 7887.00 · Printing - Mass Mailings | 182.60 | 333.33 | (150.73) | 4,528.78 | 3,666.67 | 862.11 | 4,000.00 |
| 7896.00 · Bad Debt - Expense | 0.00 | 187.67 | (187.67) | 6,491.06 | 2,064.33 | 4,426.73 | 2,252.00 |
| Total 7800.00 · Administration | 13,159.64 | 7,123.75 | 6,035.89 | 94,204.97 | 78,361.25 | 15,843.72 | 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 | 19,155.38 | 14,666.91 | 4,488.47 | 306,316.91 | 300,336.09 | 5,980.82 | 315,003.00 |
| Total Expense | 19,155.38 | 14,666.91 | 4,488.47 | 306,316.91 | 300,336.09 | 5,980.82 | 315,003.00 |
| Net Income | (3,695.01) | 0.01 | (3,695.02) | 6,227.47 | (0.01) | 6,227.48 | 0.00 |