

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

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01/24/22

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

Accrual Basis

As of December 31, 2021

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Checking	
1011.01 · OP Centennial 5532	190,692.27
1019.00 · Due (To) From Replacement Fund	2,979.32
Total 1010.00 · Checking	193,671.59
1020.00 · Replacement Fund Accounts	
1021.04 · M/M Centennial 2735 0.05%	100.00
1021.05 · M/M Centennial ICS 4277	221,172.78
1023.00 · MM TRUIST 9550 0.01%	169,093.96
1025.00 · CD Cadence 3114 1.889% 6/19/22	116,435.80
1039.00 · Due (To) From Operating	(2,979.32)
Total 1020.00 · Replacement Fund Accounts	503,823.22
Total Checking/Savings	697,494.81
Accounts Receivable	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	5,367.68
1041.00 · Fine Receivable	600.00
1043.00 · Account Receivable	4,868.95
Total 1039.50 · Accounts Receivable	10,836.63
Total Accounts Receivable	10,836.63
Other Current Assets	
1050.00 · Prepaid Insurance	2,749.80
1499.00 · Undeposited Funds	2,459.60
Total Other Current Assets	5,209.40
Total Current Assets	713,540.84
TOTAL ASSETS	713,540.84
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	6,270.77
Other Current Liabilities	
3025.00 · Due to Sunstate	4,406.26
3040.00 · Prepaid Assessments	193,451.93
Total Other Current Liabilities	197,858.19
Total Current Liabilities	204,128.96
Long Term Liabilities	
3500.00 · Contract Liability Repl. Fund	503,823.22
Total Long Term Liabilities	503,823.22
Total Liabilities	707,952.18
Equity	
Net Income	5,588.66
Total Equity	5,588.66
TOTAL LIABILITIES & EQUITY	713,540.84

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

Accrual Basis

December 2021

	Dec 21	Budget	\$ Over Budget	Jan - Dec 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Assessments	14,658.33	14,666.92	(8.59)	175,900.00	176,003.00	(103.00)	176,003.00
5010.01 · Members Past Due Interest	37.10	0.00	37.10	3,887.30	0.00	3,887.30	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	400.00	0.00	400.00	8,100.00	0.00	8,100.00	0.00
5040.01 · Fines	0.00	0.00	0.00	600.00	0.00	600.00	0.00
5050.00 · Interest - Operating	4.56	0.00	4.56	157.07	0.00	157.07	0.00
Total Income	15,099.99	14,666.92	433.07	327,644.37	315,003.00	12,641.37	315,003.00
Gross Profit	15,099.99	14,666.92	433.07	327,644.37	315,003.00	12,641.37	315,003.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,681.34	3,620.08	61.26	44,176.08	43,441.00	735.08	43,441.00
7120.00 · Svc/Replacemt/Other	600.00	375.00	225.00	2,881.00	4,500.00	(1,619.00)	4,500.00
7130.00 · Cul-de-sac Maintenance	0.00	133.33	(133.33)	0.00	1,600.00	(1,600.00)	1,600.00
7135.00 · Lake Treatment	1,968.33	2,207.25	(238.92)	23,390.64	26,487.00	(3,096.36)	26,487.00
7140.00 · Tree Trimming	3,720.00	605.50	3,114.50	4,370.00	7,266.00	(2,896.00)	7,266.00
7150.00 · Sprinkler/Irrigation Contract	0.00	230.25	(230.25)	3,349.44	2,763.00	586.44	2,763.00
Total 7100.00 · Grounds	9,969.67	7,171.41	2,798.26	78,167.16	86,057.00	(7,889.84)	86,057.00
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	270.50	(270.50)	3,860.00	3,246.00	614.00	3,246.00
7220.00 · Pest Control	0.00	25.00	(25.00)	270.00	300.00	(30.00)	300.00
Total 7200.00 · Maintenance	0.00	295.50	(295.50)	4,130.00	3,546.00	584.00	3,546.00
7500.00 · Utilities							
7520.00 · Electric	79.77	76.25	3.52	864.22	915.00	(50.78)	915.00
Total 7500.00 · Utilities	79.77	76.25	3.52	864.22	915.00	(50.78)	915.00
7800.00 · Administration							
7810.00 · Insurance - Property	520.85	386.58	134.27	5,546.06	4,639.00	907.06	4,639.00
7820.00 · Professional - Legal	(631.00)	1,666.67	(2,297.67)	26,134.25	20,000.00	6,134.25	20,000.00
7825.00 · Accounting Services - Review	0.00	291.67	(291.67)	3,950.00	3,500.00	450.00	3,500.00
7830.00 · Division Fees	0.00	5.25	(5.25)	147.50	63.00	84.50	63.00
7870.00 · Management Fee	3,694.21	3,585.50	108.71	46,823.52	43,026.00	3,797.52	43,026.00
7880.00 · Office Supplies/Misc	279.00	308.75	(29.75)	2,463.10	3,705.00	(1,241.90)	3,705.00
7885.00 · Postage	24.10	150.00	(125.90)	905.04	1,800.00	(894.96)	1,800.00
7886.00 · Copies/Printing	24.20	208.33	(184.13)	1,127.02	2,500.00	(1,372.98)	2,500.00
7887.00 · Printing - Mass Mailings	1,778.00	333.33	1,444.67	6,306.78	4,000.00	2,306.78	4,000.00
7896.00 · Bad Debt - Expense	0.00	187.67	(187.67)	6,491.06	2,252.00	4,239.06	2,252.00
Total 7800.00 · Administration	5,689.36	7,123.75	(1,434.39)	99,894.33	85,485.00	14,409.33	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	15,738.80	14,666.91	1,071.89	322,055.71	315,003.00	7,052.71	315,003.00
Total Expense	15,738.80	14,666.91	1,071.89	322,055.71	315,003.00	7,052.71	315,003.00
Net Income	(638.81)	0.01	(638.82)	5,588.66	0.00	5,588.66	0.00