

**JACARANDA WEST HOA #1, INC.**  
**FINANCIAL REPORTS**  
**January 31, 2022**

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**Prepared By: Sunstate Association Management Group, Inc.**

02/20/22

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

Accrual Basis

As of January 31, 2022

	Jan 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010.00 · Checking	
1011.01 · OP Centennial 5532	131,914.09
1011.02 · OP Centennial ICS 5532	0.84
<b>Total 1010.00 · Checking</b>	131,914.93
<b>1020.00 · Replacement Fund Accounts</b>	
1021.04 · M/M Centennial 2735 0.05%	100.00
1021.05 · M/M Centennial ICS 4277	379,704.33
1023.00 · MM TRUIST 9550 0.01%	169,095.40
1025.00 · CD Cadence 3114 1.889% 6/19/22	116,990.19
<b>Total 1020.00 · Replacement Fund Accounts</b>	665,889.92
<b>Total Checking/Savings</b>	797,804.85
<b>Accounts Receivable</b>	
1039.50 · Accounts Receivable	
1040.00 · Assessment Receivable	41,992.40
1041.00 · Fine Receivable	600.00
1043.00 · Account Receivable	4,750.95
<b>Total 1039.50 · Accounts Receivable</b>	47,343.35
<b>Total Accounts Receivable</b>	47,343.35
<b>Other Current Assets</b>	
1050.00 · Prepaid Insurance	2,253.95
<b>Total Other Current Assets</b>	2,253.95
<b>Total Current Assets</b>	847,402.15
<b>TOTAL ASSETS</b>	<b>847,402.15</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	229.93
<b>Other Current Liabilities</b>	
3025.00 · Due to Sunstate	4,406.26
3031.00 · Deferred Assessments	161,241.63
3040.00 · Prepaid Assessments	5,186.20
<b>Total Other Current Liabilities</b>	170,834.09
<b>Total Current Liabilities</b>	171,064.02
<b>Long Term Liabilities</b>	
3500.00 · Contract Liability Repl. Fund	665,889.92
<b>Total Long Term Liabilities</b>	665,889.92
<b>Total Liabilities</b>	836,953.94
<b>Equity</b>	
3900.00 · Operating Fund	5,588.66
Net Income	4,859.55
<b>Total Equity</b>	10,448.21
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>847,402.15</b>

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

Accrual Basis

January 2022

	Jan 22	Budget	\$ Over Budget	Jan 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
5010.00 · Assessments	14,658.37	14,666.63	(8.26)	14,658.37	14,666.63	(8.26)	176,000.00
5010.01 · Members Past Due Interest	203.93	0.00	203.93	203.93	0.00	203.93	0.00
5011.00 · Replacement Fund Assessment	161,500.00	161,500.00	0.00	161,500.00	161,500.00	0.00	161,500.00
5030.00 · Sales & Lease Fees	700.00	0.00	700.00	700.00	0.00	700.00	0.00
5050.00 · Interest - Operating	14.80	0.00	14.80	14.80	0.00	14.80	0.00
<b>Total Income</b>	<b>177,077.10</b>	<b>176,166.63</b>	<b>910.47</b>	<b>177,077.10</b>	<b>176,166.63</b>	<b>910.47</b>	<b>337,500.00</b>
<b>Gross Profit</b>	<b>177,077.10</b>	<b>176,166.63</b>	<b>910.47</b>	<b>177,077.10</b>	<b>176,166.63</b>	<b>910.47</b>	<b>337,500.00</b>
<b>Expense</b>							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	3,791.78	3,791.63	0.15	3,791.78	3,791.63	0.15	45,500.00
7120.00 · Svc/Replacem/Other	0.00	213.37	(213.37)	0.00	213.37	(213.37)	2,560.00
7135.00 · Lake Treatment	1,968.33	2,041.63	(73.30)	1,968.33	2,041.63	(73.30)	24,500.00
7140.00 · Tree Trimming	250.00	583.37	(333.37)	250.00	583.37	(333.37)	7,000.00
7150.00 · Sprinkler/Irrigation Contract	0.00	233.37	(233.37)	0.00	233.37	(233.37)	2,800.00
<b>Total 7100.00 · Grounds</b>	<b>6,010.11</b>	<b>6,863.37</b>	<b>(853.26)</b>	<b>6,010.11</b>	<b>6,863.37</b>	<b>(853.26)</b>	<b>82,360.00</b>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7220.00 · Pest Control	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
<b>Total 7200.00 · Maintenance</b>	<b>0.00</b>	<b>191.63</b>	<b>(191.63)</b>	<b>0.00</b>	<b>191.63</b>	<b>(191.63)</b>	<b>2,300.00</b>
7500.00 · Utilities							
7520.00 · Electric	79.93	76.63	3.30	79.93	76.63	3.30	920.00
<b>Total 7500.00 · Utilities</b>	<b>79.93</b>	<b>76.63</b>	<b>3.30</b>	<b>79.93</b>	<b>76.63</b>	<b>3.30</b>	<b>920.00</b>
7800.00 · Administration							
7810.00 · Insurance - Property	495.85	483.37	12.48	495.85	483.37	12.48	5,800.00
7820.00 · Professional - Legal	210.00	1,666.63	(1,456.63)	210.00	1,666.63	(1,456.63)	20,000.00
7825.00 · Accounting Services - Review	0.00	329.13	(329.13)	0.00	329.13	(329.13)	3,950.00
7830.00 · Division Fees	0.00	14.13	(14.13)	0.00	14.13	(14.13)	170.00
7870.00 · Management Fee	3,444.21	3,916.63	(472.42)	3,444.21	3,916.63	(472.42)	47,000.00
7880.00 · Office Supplies/Misc	410.05	375.00	35.05	410.05	375.00	35.05	4,500.00
7885.00 · Postage	43.20	0.00	43.20	43.20	0.00	43.20	0.00
7886.00 · Copies/Printing	24.20	0.00	24.20	24.20	0.00	24.20	0.00
7887.00 · Printing - Mass Mailings	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
7896.00 · Bad Debt - Expense	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
<b>Total 7800.00 · Administration</b>	<b>4,627.51</b>	<b>7,534.89</b>	<b>(2,907.38)</b>	<b>4,627.51</b>	<b>7,534.89</b>	<b>(2,907.38)</b>	<b>90,420.00</b>
7900.00 · Other							
7910.00 · Transfer to Replacement Fund	161,500.00	161,500.00	0.00	161,500.00	161,500.00	0.00	161,500.00
<b>Total 7900.00 · Other</b>	<b>161,500.00</b>	<b>161,500.00</b>	<b>0.00</b>	<b>161,500.00</b>	<b>161,500.00</b>	<b>0.00</b>	<b>161,500.00</b>
<b>Total 7000.00 · Disbursements</b>	<b>172,217.55</b>	<b>176,166.52</b>	<b>(3,948.97)</b>	<b>172,217.55</b>	<b>176,166.52</b>	<b>(3,948.97)</b>	<b>337,500.00</b>
<b>Total Expense</b>	<b>172,217.55</b>	<b>176,166.52</b>	<b>(3,948.97)</b>	<b>172,217.55</b>	<b>176,166.52</b>	<b>(3,948.97)</b>	<b>337,500.00</b>
<b>Net Income</b>	<b>4,859.55</b>	<b>0.11</b>	<b>4,859.44</b>	<b>4,859.55</b>	<b>0.11</b>	<b>4,859.44</b>	<b>0.00</b>

Prepared By: Sunstate Management Group