

**Jacaranda West HOA #1, Inc**  
**Statements of Assets, Liabilities and Fund Balance**  
**As of December 30, 2012**

|                                       | <u>Operating</u> | <u>Replacement</u> | <u>Total</u>      |
|---------------------------------------|------------------|--------------------|-------------------|
| <b>ASSETS</b>                         |                  |                    |                   |
| <b>Current Assets</b>                 |                  |                    |                   |
| Checking accounts                     | 35,606           |                    | 35,606            |
| Savings                               | 400              | -                  | 400               |
| Money Market accounts                 | -                | 163,160            | 163,160           |
| Certificate of deposits               | -                | 291,941            | 291,941           |
| <b>Total Checking/Savings</b>         | 36,007           | 455,101            | 491,108           |
| <b>Other Current Assets</b>           |                  |                    |                   |
| Assessment receivable                 | 40,922           | -                  | 40,922            |
| Fines receivable                      | 47,000           |                    | 47,000            |
| Bad debt reserve                      | (18,856)         |                    | (18,856)          |
| Due To / (From) Funds                 | (43,213)         | 43,213             | -                 |
| Prepaid taxes                         | 200              | -                  | 200               |
| Prepaid insurance                     | 2,260            | -                  | 2,260             |
| Deposits                              | 105              | -                  | 105               |
| <b>Total Other Current Assets</b>     | 28,418           | 43,213             | 71,631            |
| <b>TOTAL ASSETS</b>                   | <b>\$ 64,424</b> | <b>\$ 498,315</b>  | <b>\$ 562,739</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                  |                    |                   |
| <b>Liabilities</b>                    |                  |                    |                   |
| <b>Current Liabilities</b>            |                  |                    |                   |
| Accounts payable                      | 2,444            |                    | 2,444             |
| Due To Sunstate                       | 315              |                    | 315               |
| Fines Reserve                         | 47,000           |                    | 47,000            |
| Prepaid assessments                   | -                | -                  | -                 |
| <b>Total Current Liabilities</b>      | 49,759           | 0                  | 49,759            |
| <b>Total Liabilities</b>              | 49,759           | 0                  | 49,759            |
| <b>Equity</b>                         |                  |                    |                   |
| <b>Restricted equity</b>              |                  |                    |                   |
| Emergency                             |                  | 7,106              | 7,106             |
| Document revision                     |                  | 4,903              | 4,903             |
| Grounds                               |                  | 894                | 894               |
| Infrastructure                        |                  | 15,965             | 15,965            |
| Lakes                                 |                  | 34,285             | 34,285            |
| Gatehouse                             |                  | 1,102              | 1,102             |
| Paving                                |                  | 378,932            | 378,932           |
| Sealcoating                           |                  | 85,593             | 85,593            |
| Wall Painting                         |                  | (37,810)           | (37,810)          |
| Interest                              | -                | 7,344              | 7,344             |
| <b>Total restricted equity</b>        |                  | 498,315            | 498,315           |
| Operating fund balance                | 14,665           | -                  | 14,665            |
| <b>Total Equity</b>                   | 14,665           | 498,315            | 512,980           |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>\$ 64,424</b> | <b>\$ 498,315</b>  | <b>\$ 562,739</b> |

**Jacaranda West HOA #1, Inc**  
**Statements of Revenue and Expense**  
**Comparison of Actual to Budget**  
**For the Month Ended December 31, 2012**

|  | December<br>2012 | YTD 2012       | Budget<br>YTD  | \$ Over/(Under)<br>Budget YTD | Annual<br>Budget |
|--|------------------|----------------|----------------|-------------------------------|------------------|
| <b>Revenue</b>                         |                  |                |                |                               |                  |
| Assessments                            | \$ 9,300         | 111,595        | 111,595        | 0                             | 111,595          |
| Members Past Due Interest              | -                | 1,180          | -              | 1,180                         | -                |
| Variance Fee                           | -                | 200            |                |                               |                  |
| Gatehouse Income                       | 127              | 1,520          | 1,520          | -                             | 1,520            |
| Fines                                  | -                | -              | 4,000          | (4,000)                       | 4,000            |
| Interest                               | 0                | 1              | 700            | (699)                         | 700              |
| <b>Total Revenue</b>                   | <b>9,427</b>     | <b>114,496</b> | <b>117,815</b> | <b>(3,519)</b>                | <b>117,815</b>   |
| <b>Expense</b>                         |                  |                |                |                               |                  |
| <b>Administration Management</b>       |                  |                |                |                               |                  |
| Insurance - Property                   | 500              | 6,000          | 6,000          | -                             | 6,000            |
| Professional - Legal                   | 1,423            | 11,091         | 8,000          | 3,091                         | 8,000            |
| Collections - Legal                    | 200              | 3,325          | 1,000          | 2,325                         | 1,000            |
| Bad Debt Expense                       | 508              | 6,008          | 6,000          |                               | 6,000            |
| Accounting Services - Audit            | -                | 430            | 1,900          | (1,470)                       | 1,900            |
| Division Fees                          | -                | 61             | 65             | (4)                           | 65               |
| Income Tax                             | -                | 200            | 650            | (450)                         | 650              |
| Management Fee                         | 2,275            | 28,275         | 25,680         | 2,595                         | 25,680           |
| Office Supplies/Misc                   | 199              | 4,212          | 1,500          | 2,712                         | 1,500            |
| Postage                                | 76               | 3,211          | 5,000          | (1,789)                       | 5,000            |
| Copies/Printing                        | 60               | 1,024          | 3,500          | (2,476)                       | 3,500            |
| Printing - Mass Mailings               | -                | 3,899          | 6,000          | (2,101)                       | 6,000            |
| <b>Total Administration Management</b> | <b>5,241</b>     | <b>67,736</b>  | <b>65,295</b>  | <b>2,432</b>                  | <b>65,295</b>    |
| <b>Maintenance</b>                     |                  |                |                |                               |                  |
| Repairs & Maintenance                  | -                | 800            | 5,000          | (4,200)                       | 5,000            |
| Pest Control                           | 50               | 500            | -              | 500                           | -                |
| <b>Total Maintenance</b>               | <b>50</b>        | <b>1,300</b>   | <b>5,000</b>   | <b>(3,700)</b>                | <b>5,000</b>     |
| <b>Gatehouse</b>                       |                  |                |                |                               |                  |
| Gatehouse Landscape Improvement        | -                | -              | 500            | (500)                         | 500              |
| Gatehouse Allocation                   | 1,066            | 1,066          |                | 1,066                         |                  |
| Gatehouse Maint/Wash/Replace           |                  | -              | 750            | (750)                         | 750              |
| Gatehouse Electric Usage               | 35               | 454            | 270            | 184                           | 270              |
| <b>Total Gatehouse</b>                 | <b>1,101</b>     | <b>1,520</b>   | <b>1,520</b>   | <b>-</b>                      | <b>1,520</b>     |
| <b>Grounds</b>                         |                  |                |                |                               |                  |
| Grounds Contract                       | 1,250            | 13,825         | 22,800         | (8,975)                       | 22,800           |
| Lot Mowings                            | 300              | 1,345          |                | 1,345                         |                  |
| Svc/Replacement/Other                  | -                | 1,140          | 5,000          | (3,860)                       | 5,000            |
| Fertilizer/Mulch                       | 935              | 11,220         | -              | 11,220                        | -                |
| Lake Treatment                         | 1,873            | 22,476         | 22,500         | (24)                          | 22,500           |
| Tree Trimming                          | -                | 2,090          | 2,000          | 90                            | 2,000            |
| Sprinkler/Irrigation Contract          | -                | 1,625          | 2,000          | (375)                         | 2,000            |
| <b>Total Grounds Maintenance</b>       | <b>4,358</b>     | <b>53,721</b>  | <b>54,300</b>  | <b>(579)</b>                  | <b>54,300</b>    |

**Jacaranda West HOA #1, Inc**  
**Statements of Revenue and Expense**  
**Comparison of Actual to Budget**  
**For the Month Ended December 31, 2012**

|                                      | December<br>2012 | YTD 2012 | Budget<br>YTD | \$ Over/(Under)<br>Budget YTD | Annual<br>Budget |
|--------------------------------------|------------------|----------|---------------|-------------------------------|------------------|
| <b>Utilities</b>                     |                  |          |               |                               |                  |
| Electric                             | 565              | 1,114    | 650           | 464                           | 650              |
| <b>Total Utilities</b>               | 565              | 1,114    | 650           | 464                           | 650              |
| <b>Other</b>                         |                  |          |               |                               |                  |
| Contingency Fund                     | -                | 515      | 600           | (85)                          | 600              |
| Contributions to 2010/CONA           | -                | -        | 100           | (100)                         | 100              |
| <b>Total Other</b>                   | -                | 515      | 700           | (185)                         | 700              |
| <b>Total Expense</b>                 | 11,316           | 125,906  | 127,465       | (1,559)                       | 127,465          |
| <b>Excess Revenues over Expenses</b> | (1,889)          | (11,411) | (9,650)       | (1,761)                       | (9,650)          |