

Jacaranda West HOA #1, Inc
Statements of Assets, Liabilities and Fund Balance
As of February 28, 2013

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
ASSETS			
Current Assets			
Checking accounts	144,740		144,740
Savings	400	-	400
Money Market accounts	-	206,422	206,422
Certificate of deposits	-	292,211	292,211
Total Checking/Savings	145,140	498,633	643,773
Other Current Assets			
Assessment receivable	66,379	-	66,379
Fines receivable	44,000		44,000
Bad debt reserve	(20,056)		(20,056)
Due To / (From) Funds	(15,678)	15,678	-
Prepaid taxes	200	-	200
Prepaid insurance	948	-	948
Deposits	105	-	105
Total Other Current Assets	75,898	15,678	91,576
TOTAL ASSETS	\$ 221,038	\$ 514,311	\$ 735,349
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts payable	879		879
Due To Sunstate	315		315
Fines Reserve	44,000		44,000
Prepaid assessments	180,316	-	180,316
Total Current Liabilities	225,510	0	225,511
Total Liabilities	225,510	0	225,511
Equity			
Restricted equity			
Emergency		7,106	7,106
Document revision		4,717	4,717
Grounds		2,597	2,597
Infrastructure		16,508	16,508
Lakes		34,285	34,285
Gatehouse		1,269	1,269
Paving		386,784	386,784
Sealcoating		92,485	92,485
Wall Painting		(31,789)	(31,789)
Interest	-	348	348
Total restricted equity		514,311	514,311
Operating fund balance	(4,622)	-	(4,622)
Total Equity	(4,622)	514,311	509,689
TOTAL LIABILITIES & EQUITY	\$ 220,888	\$ 514,311	\$ 735,199

Jacaranda West HOA #1, Inc
Statements of Revenue and Expense
Comparison of Actual to Budget
For the Month Ended February 28, 2013

	February 2013	YTD 2013	Budget YTD	\$ Over/(Under) Budget YTD	Annual Budget
Revenue					
Assessments	\$ 9,965	19,929	19,929	-	119,574
Members Past Due Interest	725	670	-	670	-
Gatehouse Income	127	253	253	(0)	1,520
Other	-	-	500	(500)	3,000
Fines	-	(3,000)	-	(3,000)	-
Total Revenue	10,816	17,852	20,682	(2,830)	124,094
Expense					
Administration Management					
Insurance - Property	565	1,130	1,092	39	6,549
Professional - Legal	2,185	2,594	1,667	927	10,000
Collections - Legal	1,656	3,572	333	3,239	2,000
Bad Debt Expense	600	1,200	1,200		7,200
Accounting Services - Audit	-	-	375	(375)	2,250
Division Fees	-	-	-	-	61
Income Tax	-	-	-	-	400
Management Fee	3,025	5,555	4,280	1,275	25,680
Office Supplies/Misc	265	579	433	146	2,600
Postage	2,009	3,592	833	2,759	5,000
Copies/Printing	155	300	125	175	750
Printing - Mass Mailings	4,955	7,923	1,250	6,673	7,500
Total Administration Management	15,414	26,445	11,588	14,856	69,990
Maintenance					
Repairs & Maintenance	865	965	333	632	2,000
Pest Control	50	100	-	100	-
Total Maintenance	915	1,065	333	732	2,000
Gatehouse					
Gatehouse Landscape Improvement	-	-	83	(83)	500
Gatehouse Maint/Wash/Replace	-	-	125	(125)	750
Gatehouse Electric Usage	42	159	45	114	270
Total Gatehouse	42	159	253	(94)	1,520

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Statements of Revenue and Expense
Comparison of Actual to Budget
For the Month Ended February 28, 2013

	February 2013	YTD 2013	Budget YTD	\$ Over/(Under) Budget YTD	Annual Budget
Grounds					
Grounds Contract	1,250	2,500	3,480	(980)	20,880
Lot Mowings	360	660		660	-
Svc/Replacement/Other	-	-	833	(833)	5,000
Cul-de-sac Maintenance	935	1,870	619	1,251	3,712
Lake Treatment	1,873	3,746	3,822	(76)	22,932
Tree Trimming	135	135	260	(125)	1,560
Sprinkler/Irrigation Contract	<u>-</u>	<u>449</u>	<u>275</u>	<u>174</u>	<u>1,650</u>
Total Grounds Maintenance	4,553	9,360	9,289	71	55,734
Utilities					
Electric	<u>55</u>	<u>162</u>	<u>167</u>	<u>(4)</u>	<u>1,000</u>
Total Utilities	55	162	167	(4)	1,000
Other					
Contingency Fund	-	-	100	(100)	600
Total Other	<u>-</u>	<u>-</u>	<u>100</u>	<u>(100)</u>	<u>600</u>
Total Expense	<u>20,979</u>	<u>37,190</u>	<u>21,731</u>	<u>15,460</u>	<u>130,844</u>
Excess Revenues over Expenses	<u>(10,163)</u>	<u>(19,339)</u>	<u>(1,048)</u>	<u>(18,290)</u>	<u>(6,750)</u>