

Jacaranda West HOA #1, Inc
Statements of Assets, Liabilities and Fund Balance
As of July 31, 2013

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
ASSETS			
Current Assets			
Checking accounts	86,428		86,428
Money Market accounts	-	234,114	234,114
Certificate of deposits	-	292,749	292,749
Total Checking/Savings	<u>86,428</u>	<u>526,863</u>	<u>613,291</u>
Other Current Assets			
Assessment receivable	20,502	4,434	24,936
Fines receivable	43,700		43,700
Allowance for bad debt	(23,056)		(23,056)
Due To / (From) Funds	(58,550)	58,550	-
Prepaid insurance	4,542	-	4,542
Prepaid vendor	61		61
Deposits	105	-	105
Total Other Current Assets	<u>(12,696)</u>	<u>62,984</u>	<u>50,288</u>
TOTAL ASSETS	<u>\$ 73,732</u>	<u>\$ 589,846</u>	<u>\$ 663,578</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts payable	54		54
Due To Sunstate	690		690
Fines Reserve	43,700		43,700
Prepaid assessments	50,241	39,583	89,824
Total Current Liabilities	<u>94,685</u>	<u>39,583</u>	<u>134,268</u>
Total Liabilities	94,685	39,583	134,268
Equity			
Restricted equity			
Emergency		7,106	7,106
Document revision		4,395	4,395
Grounds		6,854	6,854
Infrastructure		14,090	14,090
Lakes		34,285	34,285
Gatehouse		1,686	1,686
Paving		406,065	406,065
Sealcoating		101,906	101,906
Wall Painting		(27,289)	(27,289)
Interest	-	1,163	1,163
Total restricted equity		<u>550,262</u>	<u>550,262</u>
Operating fund balance	<u>(20,953)</u>	<u>-</u>	<u>(20,953)</u>
Total Equity	<u>(20,953)</u>	<u>550,262</u>	<u>529,309</u>
TOTAL LIABILITIES & EQUITY	<u>\$ 73,732</u>	<u>\$ 589,846</u>	<u>\$ 663,578</u>

Jacaranda West HOA #1, Inc
Statements of Revenue and Expense
Comparison of Actual to Budget
For the Month Ended July 31, 2013

	July 2013	YTD 2013	Budget YTD	\$ Over/(Under) Budget YTD	Annual Budget
Revenue					
Assessments	\$ 9,965	69,752	69,752	-	119,574
Members Past Due Interest	(1,661)	(2,544)	-	(2,544)	-
Gatehouse Income	127	887	887	(0)	1,520
Other	-	200	1,750	(1,550)	3,000
Fines	100	400	-	400	-
Total Revenue	8,530	68,694	72,388	(3,694)	124,094
Expense					
Administration Management					
Insurance - Property	449	2,986	3,820	(834)	6,549
Professional - Legal	1,942	15,104	5,833	9,270	10,000
Collections - Legal	1,271	7,490	1,167	6,323	2,000
Bad Debt Expense	600	4,200	4,200		7,200
Accounting Services - Audit	-	2,020	1,313	708	2,250
Division Fees	-	61	61	0	61
Income Tax	-	-	400	(400)	400
Management Fee	3,335	19,351	14,980	4,371	25,680
Office Supplies/Misc	174	1,356	1,517	(160)	2,600
Postage	60	4,140	2,917	1,223	5,000
Copies/Printing	194	1,013	438	575	750
Printing - Mass Mailings	-	8,680	4,375	4,305	7,500
Total Administration Management	8,024	66,401	41,020	25,381	69,990
Maintenance					
Repairs & Maintenance	750	4,212	1,167	3,046	2,000
Pest Control	-	250	-	250	-
Total Maintenance	750	4,462	1,167	3,296	2,000
Gatehouse					
Gatehouse Landscape Improvement	-	-	292	(292)	500
Gatehouse Maint/Wash/Replace	-	-	438	(438)	750
Gatehouse Electric Usage	28	301	158	143	270
Total Gatehouse	28	301	887	(586)	1,520

Jacaranda West HOA #1, Inc
Statements of Revenue and Expense
Comparison of Actual to Budget
For the Month Ended July 31, 2013

	July 2013	YTD 2013	Budget YTD	\$ Over/(Under) Budget YTD	Annual Budget
Grounds					
Grounds Contract	1,180	8,680	12,180	(3,500)	20,880
Lot Mowings	-	-		-	-
Svc/Replacement/Other	172	669	2,917	(2,247)	5,000
Cul-de-sac Maintenance	935	6,545	2,165	4,380	3,712
Lake Treatment	1,911	13,225	13,377	(152)	22,932
Tree Trimming	-	2,593	910	1,683	1,560
Sprinkler/Irrigation Contract	275	1,100	963	138	1,650
Total Grounds Maintenance	4,473	32,812	32,512	301	55,734
Utilities					
Electric	53	386	583	(197)	1,000
Total Utilities	53	386	583	(197)	1,000
Other					
Contingency Fund	-	-	350	(350)	600
Total Other	-	-	350	(350)	600
Total Expense	13,329	104,362	76,518	27,844	130,844
Excess Revenues over Expenses	(4,799)	(35,668)	(4,130)	(31,539)	(6,750)