

Jacaranda West HOA #1, Inc
Statements of Assets, Liabilities and Fund Balance
As of September 30, 2013

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
ASSETS			
Current Assets			
Checking accounts	59,811		59,811
Money Market accounts	-	234,230	234,230
Certificate of deposits	-	292,959	292,959
Total Checking/Savings	<u>59,811</u>	<u>527,189</u>	<u>587,000</u>
Other Current Assets			
Assessment receivable	21,618	4,434	26,052
Fines receivable	44,000		44,000
Allowance for bad debt	(23,056)		(23,056)
Due To / (From) Funds	(46,212)	46,212	-
Prepaid insurance	3,633	-	3,633
Prepaid vendor	61		61
Deposits	105	-	105
Total Other Current Assets	<u>149</u>	<u>50,646</u>	<u>50,795</u>
TOTAL ASSETS	<u>\$ 59,960</u>	<u>\$ 577,835</u>	<u>\$ 637,795</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts payable	4,012		4,012
Due To Sunstate	690		690
Fines Reserve	44,000		44,000
Prepaid assessments	30,295	23,750	54,045
Total Current Liabilities	<u>78,997</u>	<u>23,750</u>	<u>102,747</u>
Total Liabilities	78,997	23,750	102,747
Equity			
Restricted equity			
Emergency		7,106	7,106
Grounds		8,557	8,557
Infrastructure		11,455	11,455
Lakes		34,285	34,285
Gatehouse		1,852	1,852
Paving		413,053	413,053
Sealcoating		105,675	105,675
Wall Painting		(29,389)	(29,389)
Interest	-	1,490	1,490
Total restricted equity		<u>554,085</u>	<u>554,085</u>
Operating fund balance	(19,037)	-	(19,037)
Total Equity	<u>(19,037)</u>	<u>554,085</u>	<u>535,047</u>
TOTAL LIABILITIES & EQUITY	<u>\$ 59,960</u>	<u>\$ 577,835</u>	<u>\$ 637,795</u>

Jacaranda West HOA #1, Inc
Statements of Revenue and Expense
Comparison of Actual to Budget
For the Month Ended September 30, 2013

	September 2013	YTD 2013	Budget YTD	\$ Over/(Under) Budget YTD	Annual Budget
Revenue					
Assessments	\$ 9,965	89,681	89,681	-	119,574
Members Past Due Interest	(20)	(1,766)	-	(1,766)	-
Gatehouse Income	127	1,140	1,140	(0)	1,520
Other	-	200	2,250	(2,050)	3,000
Fines	-	400	-	400	-
Total Revenue	10,071	89,655	93,071	(3,415)	124,094
Expense					
Administration Management					
Insurance - Property	454	3,895	4,912	(1,017)	6,549
Professional - Legal	1,435	20,729	7,500	13,229	10,000
Collections - Legal	-	8,485	1,500	6,985	2,000
Bad Debt Expense	-	4,200	5,400	-	7,200
Accounting Services - Audit	-	3,820	1,688	2,133	2,250
Division Fees	-	61	61	0	61
Income Tax	-	-	400	(400)	400
Management Fee	3,000	25,434	19,260	6,174	25,680
Office Supplies/Misc	(151)	1,607	1,950	(343)	2,600
Postage	(862)	3,546	3,750	(204)	5,000
Copies/Printing	120	1,132	563	570	750
Printing - Mass Mailings	(1,353)	7,327	5,625	1,702	7,500
Total Administration Management	2,642	80,237	52,608	28,829	69,990
Maintenance					
Repairs & Maintenance	(1,677)	170	1,500	(1,330)	2,000
Pest Control	50	300	-	300	-
Total Maintenance	(1,627)	470	1,500	(1,030)	2,000
Gatehouse					
Gatehouse Landscape Improvement	-	-	375	(375)	500
Gatehouse Maint/Wash/Replace	-	-	563	(563)	750
Gatehouse Electric Usage	29	360	203	158	270
Total Gatehouse	29	360	1,140	(780)	1,520

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Statements of Revenue and Expense
Comparison of Actual to Budget
For the Month Ended September 30, 2013

	September 2013	YTD 2013	Budget YTD	\$ Over/(Under) Budget YTD	Annual Budget
Grounds					
Grounds Contract	1,310	11,240	15,660	(4,420)	20,880
Lot Mowings	-	-	-	-	-
Svc/Replacement/Other	-	669	3,750	(3,081)	5,000
Cul-de-sac Maintenance	935	8,415	2,784	5,631	3,712
Lake Treatment	1,911	17,047	17,199	(152)	22,932
Tree Trimming	-	2,593	1,170	1,423	1,560
Sprinkler/Irrigation Contract	275	1,375	1,238	138	1,650
Total Grounds Maintenance	4,431	41,339	41,801	(461)	55,734
Utilities					
Electric	51	487	750	(263)	1,000
Total Utilities	51	487	750	(263)	1,000
Other					
Contingency Fund	515	515	450	65	600
Total Other	515	515	450	65	600
Total Expense	6,041	123,408	98,248	25,160	130,844
Excess Revenues over Expenses	4,030	(33,754)	(5,178)	(28,576)	(6,750)