

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

|                                       | <u>Operating</u>        | <u>Replacement</u>       | <u>Total</u>             |
|---------------------------------------|-------------------------|--------------------------|--------------------------|
| <b>ASSETS</b>                         |                         |                          |                          |
| <b>Current Assets</b>                 |                         |                          |                          |
| Checking accounts                     | 13,470                  |                          | 13,470                   |
| Money Market accounts                 | -                       | 261,190                  | 261,190                  |
| Certificate of deposits               | -                       | 293,062                  | 293,062                  |
| <b>Total Checking/Savings</b>         | <u>13,470</u>           | <u>554,252</u>           | <u>567,722</u>           |
| <b>Other Current Assets</b>           |                         |                          |                          |
| Assessment receivable                 | 24,938                  | 1,478                    | 26,416                   |
| Fines receivable                      | 45,400                  |                          | 45,400                   |
| Allowance for bad debt                | (23,056)                |                          | (23,056)                 |
| Due To / (From) Funds                 | (22,272)                | 22,272                   | -                        |
| Prepaid insurance                     | 3,179                   | -                        | 3,179                    |
| Prepaid vendor                        | 61                      |                          | 61                       |
| Deposits                              | 105                     | -                        | 105                      |
| <b>Total Other Current Assets</b>     | <u>28,355</u>           | <u>23,750</u>            | <u>52,105</u>            |
| <b>TOTAL ASSETS</b>                   | <u><b>\$ 41,825</b></u> | <u><b>\$ 578,002</b></u> | <u><b>\$ 619,827</b></u> |
| <b>LIABILITIES &amp; EQUITY</b>       |                         |                          |                          |
| <b>Liabilities</b>                    |                         |                          |                          |
| <b>Current Liabilities</b>            |                         |                          |                          |
| Accounts payable                      | 1,408                   |                          | 1,408                    |
| Due To Sunstate                       | 645                     |                          | 645                      |
| Fines Reserve                         | 45,400                  |                          | 45,400                   |
| Prepaid assessments                   | 20,205                  | 15,833                   | 36,038                   |
| <b>Total Current Liabilities</b>      | <u>67,658</u>           | <u>15,833</u>            | <u>83,491</u>            |
| <b>Total Liabilities</b>              | 67,658                  | 15,833                   | 83,491                   |
| <b>Equity</b>                         |                         |                          |                          |
| <b>Restricted equity</b>              |                         |                          |                          |
| Emergency                             |                         | 7,106                    | 7,106                    |
| Grounds                               |                         | 9,408                    | 9,408                    |
| Infrastructure                        |                         | 11,726                   | 11,726                   |
| Lakes                                 |                         | 34,285                   | 34,285                   |
| Gatehouse                             |                         | 1,936                    | 1,936                    |
| Paving                                |                         | 416,979                  | 416,979                  |
| Sealcoating                           |                         | 107,559                  | 107,559                  |
| Wall Painting                         |                         | (28,489)                 | (28,489)                 |
| Interest                              | -                       | 1,658                    | 1,658                    |
| <b>Total restricted equity</b>        |                         | <u>562,169</u>           | <u>562,169</u>           |
| Operating fund balance                | (25,833)                | -                        | (25,833)                 |
| <b>Total Equity</b>                   | <u>(25,833)</u>         | <u>562,169</u>           | <u>536,336</u>           |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u><b>\$ 41,825</b></u> | <u><b>\$ 578,002</b></u> | <u><b>\$ 619,827</b></u> |

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

|                                        | October<br>2013 | YTD 2013 | Budget<br>YTD | \$ Over/(Under)<br>Budget YTD | Annual<br>Budget |
|----------------------------------------|-----------------|----------|---------------|-------------------------------|------------------|
| <b>Revenue</b>                         |                 |          |               |                               |                  |
| <b>Assessments</b>                     | \$ 9,965        | 99,645   | 99,645        | -                             | 119,574          |
| <b>Members Past Due Interest</b>       | 40              | (1,726)  | -             | (1,726)                       | -                |
| <b>Gatehouse Income</b>                | 127             | 1,267    | 1,267         | (0)                           | 1,520            |
| <b>Other</b>                           | -               | 200      | 2,500         | (2,300)                       | 3,000            |
| <b>Fines</b>                           | -               | 400      | -             | 400                           | -                |
| <b>Total Revenue</b>                   | 10,131          | 99,786   | 103,412       | (3,625)                       | 124,094          |
| <b>Expense</b>                         |                 |          |               |                               |                  |
| <b>Administration Management</b>       |                 |          |               |                               |                  |
| <b>Insurance - Property</b>            | 454             | 4,349    | 5,458         | (1,109)                       | 6,549            |
| <b>Professional - Legal</b>            | 5,184           | 25,913   | 8,333         | 17,580                        | 10,000           |
| <b>Collections - Legal</b>             | 443             | 8,928    | 1,667         | 7,261                         | 2,000            |
| <b>Bad Debt Expense</b>                | -               | 4,200    | 6,000         | -                             | 7,200            |
| <b>Accounting Services - Audit</b>     | -               | 3,820    | 1,875         | 1,945                         | 2,250            |
| <b>Division Fees</b>                   | -               | 61       | 61            | 0                             | 61               |
| <b>Income Tax</b>                      | -               | -        | 400           | (400)                         | 400              |
| <b>Management Fee</b>                  | 3,030           | 28,464   | 21,400        | 7,064                         | 25,680           |
| <b>Office Supplies/Misc</b>            | 362             | 1,969    | 2,167         | (197)                         | 2,600            |
| <b>Postage</b>                         | 1,095           | 4,642    | 4,167         | 475                           | 5,000            |
| <b>Copies/Printing</b>                 | 164             | 1,296    | 625           | 671                           | 750              |
| <b>Printing - Mass Mailings</b>        | 1,917           | 9,244    | 6,250         | 2,994                         | 7,500            |
| <b>Total Administration Management</b> | 12,649          | 92,886   | 58,402        | 36,284                        | 69,990           |
| <b>Maintenance</b>                     |                 |          |               |                               |                  |
| <b>Repairs &amp; Maintenance</b>       | -               | 170      | 1,667         | (1,497)                       | 2,000            |
| <b>Pest Control</b>                    | -               | 300      | -             | 300                           | -                |
| <b>Total Maintenance</b>               | -               | 470      | 1,667         | (1,197)                       | 2,000            |
| <b>Gatehouse</b>                       |                 |          |               |                               |                  |
| <b>Gatehouse Landscape Improvement</b> | -               | -        | 417           | (417)                         | 500              |
| <b>Gatehouse Maint/Wash/Replace</b>    | 104             | 104      | 625           | (521)                         | 750              |
| <b>Gatehouse Electric Usage</b>        | 26              | 387      | 225           | 162                           | 270              |
| <b>Total Gatehouse</b>                 | 130             | 491      | 1,267         | (776)                         | 1,520            |

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

|                                      | October<br>2013 | YTD 2013 | Budget<br>YTD | \$ Over/(Under)<br>Budget YTD | Annual<br>Budget |
|--------------------------------------|-----------------|----------|---------------|-------------------------------|------------------|
| <b>Grounds</b>                       |                 |          |               |                               |                  |
| <b>Grounds Contract</b>              | 1,250           | 12,490   | 17,400        | (4,910)                       | 20,880           |
| <b>Lot Mowings</b>                   | -               | -        |               | -                             | -                |
| <b>Svc/Replacement/Other</b>         | -               | 669      | 4,167         | (3,497)                       | 5,000            |
| <b>Cul-de-sac Maintenance</b>        | 935             | 9,350    | 3,093         | 6,257                         | 3,712            |
| <b>Lake Treatment</b>                | 1,911           | 18,958   | 19,110        | (152)                         | 22,932           |
| <b>Tree Trimming</b>                 | -               | 2,593    | 1,300         | 1,293                         | 1,560            |
| <b>Sprinkler/Irrigation Contract</b> | -               | 1,375    | 1,375         | -                             | 1,650            |
| <b>Total Grounds Maintenance</b>     | 4,096           | 45,435   | 46,445        | (1,010)                       | 55,734           |
| <b>Utilities</b>                     |                 |          |               |                               |                  |
| <b>Electric</b>                      | 50              | 538      | 833           | (296)                         | 1,000            |
| <b>Total Utilities</b>               | 50              | 538      | 833           | (296)                         | 1,000            |
| <b>Other</b>                         |                 |          |               |                               |                  |
| <b>Contingency Fund</b>              | -               | 515      | 500           | 15                            | 600              |
| <b>Total Other</b>                   | -               | 515      | 500           | 15                            | 600              |
| <b>Total Expense</b>                 | 16,926          | 140,335  | 109,114       | 31,222                        | 130,844          |
| <b>Excess Revenues over Expenses</b> | (6,794)         | (40,549) | (5,702)       | (34,848)                      | (6,750)          |