

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

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
ASSETS			
Current Assets			
Checking accounts	14,382		14,382
Money Market accounts	-	246,257	246,257
Certificate of deposits	-	293,167	293,167
Total Checking/Savings	<u>14,382</u>	<u>539,424</u>	<u>553,806</u>
Other Current Assets			
Assessment receivable	26,904	1,478	28,382
Fines receivable	46,400		46,400
Allowance for bad debt	(23,056)		(23,056)
Due To / (From) Funds	(37,272)	37,272	-
Prepaid insurance	2,725	-	2,725
Prepaid vendor	61		61
Deposits	105	-	105
Total Other Current Assets	<u>15,867</u>	<u>38,750</u>	<u>54,617</u>
TOTAL ASSETS	<u>\$ 30,249</u>	<u>\$ 578,174</u>	<u>\$ 608,423</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts payable	360		360
Due To Sunstate	645		645
Fines Reserve	46,400		46,400
Prepaid assessments	10,113	7,917	18,030
Total Current Liabilities	<u>57,518</u>	<u>7,917</u>	<u>65,435</u>
Total Liabilities	57,518	7,917	65,435
Equity			
Restricted equity			
Emergency		7,106	7,106
Grounds		10,259	10,259
Infrastructure		11,998	11,998
Lakes		34,285	34,285
Gatehouse		2,019	2,019
Paving		420,906	420,906
Sealcoating		109,443	109,443
Wall Painting		(27,589)	(27,589)
Interest	-	1,829	1,829
Total restricted equity		<u>570,257</u>	<u>570,257</u>
Operating fund balance	(27,269)	-	(27,269)
Total Equity	<u>(27,269)</u>	<u>570,257</u>	<u>542,988</u>
TOTAL LIABILITIES & EQUITY	<u>\$ 30,249</u>	<u>\$ 578,174</u>	<u>\$ 608,423</u>

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

	November 2013	YTD 2013	Budget YTD	\$ Over/(Under) Budget YTD	Annual Budget
Revenue					
Assessments	\$ 9,965	109,610	109,610	-	119,574
Members Past Due Interest	38	(1,687)	-	(1,687)	-
Gatehouse Income	127	1,393	1,393	(0)	1,520
Other	-	200	2,750	(2,550)	3,000
Fines	-	400	-	400	-
Total Revenue	10,129	109,916	113,753	(3,837)	124,094
Expense					
Administration Management					
Insurance - Property	454	4,803	6,003	(1,200)	6,549
Professional - Legal	2,730	28,643	9,167	19,476	10,000
Collections - Legal	(750)	8,178	1,833	6,345	2,000
Bad Debt Expense	-	4,200	6,600	-	7,200
Accounting Services - Audit	-	3,820	2,063	1,758	2,250
Division Fees	-	61	61	0	61
Income Tax	-	-	400	(400)	400
Management Fee	3,064	31,528	23,540	7,988	25,680
Office Supplies/Misc	485	2,454	2,383	71	2,600
Postage	124	4,766	4,583	183	5,000
Copies/Printing	106	1,402	688	715	750
Printing - Mass Mailings	-	9,244	6,875	2,369	7,500
Total Administration Management	6,213	99,100	64,196	37,304	69,990
Maintenance					
Repairs & Maintenance	-	170	1,833	(1,663)	2,000
Pest Control	50	350	-	350	-
Total Maintenance	50	520	1,833	(1,313)	2,000
Gatehouse					
Gatehouse Landscape Improvement	-	-	458	(458)	500
Gatehouse Maint/Wash/Replace	-	104	688	(584)	750
Gatehouse Electric Usage	26	412	248	165	270
Total Gatehouse	26	516	1,393	(877)	1,520

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

	November 2013	YTD 2013	Budget YTD	\$ Over/(Under) Budget YTD	Annual Budget
Grounds					
Grounds Contract	1,250	13,740	19,140	(5,400)	20,880
Lot Mowings	-	-		-	-
Svc/Replacement/Other	704	1,373	4,583	(3,210)	5,000
Cul-de-sac Maintenance	935	10,285	3,403	6,882	3,712
Lake Treatment	1,911	20,869	21,021	(152)	22,932
Tree Trimming	-	2,593	1,430	1,163	1,560
Sprinkler/Irrigation Contract	<u>275</u>	<u>1,650</u>	<u>1,513</u>	<u>138</u>	<u>1,650</u>
Total Grounds Maintenance	5,075	50,510	51,090	(579)	55,734
Utilities					
Electric	<u>52</u>	<u>590</u>	<u>917</u>	<u>(327)</u>	<u>1,000</u>
Total Utilities	52	590	917	(327)	1,000
Other					
Contingency Fund	<u>150</u>	<u>665</u>	<u>550</u>	<u>115</u>	<u>600</u>
Total Other	<u>150</u>	<u>665</u>	<u>550</u>	<u>115</u>	<u>600</u>
Total Expense	<u>11,566</u>	<u>151,901</u>	<u>119,979</u>	<u>31,923</u>	<u>130,844</u>
Excess Revenues over Expenses	<u>(1,437)</u>	<u>(41,985)</u>	<u>(6,226)</u>	<u>(35,759)</u>	<u>(6,750)</u>