

**JACARANDA WEST HOA #1, INC.**

**FINANCIAL REPORTS**

**September 30, 2014**

**Jacaranda West HOA #1, Inc**  
**Statements of Assets, Liabilities and Fund Balance**  
**As of September 30, 2014**

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking accounts	55,037		55,037
Money Market accounts	-	267,609	267,609
Certificate of deposits	-	294,179	294,179
<b>Total Checking/Savings</b>	<u>55,037</u>	<u>561,788</u>	<u>616,825</u>
<b>Other Current Assets</b>			
Assessment receivable	8,172	1,113	9,285
Fines receivable	38,200		38,200
Accounts receivable	22,157		22,157
Allowance for bad debt	(24,486)		(24,486)
Due To / (From) Funds	6,793	(6,793)	-
Prepaid insurance	4,027	-	4,027
<b>Total Other Current Assets</b>	<u>54,864</u>	<u>(5,681)</u>	<u>49,183</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 109,901</b></u>	<u><b>\$ 556,107</b></u>	<u><b>\$ 666,008</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts payable	152	3,959	4,111
Due from homeowner	700		700
Due To Sunstate	2,130		2,130
Fines Reserve	38,200		38,200
Deferred assessments	41,079	-	41,079
Prepaid assessments	1,817	-	1,817
<b>Total Current Liabilities</b>	<u>84,078</u>	<u>3,959</u>	<u>88,037</u>
<b>Total Liabilities</b>	84,078	3,959	88,037
<b>Equity</b>			
<b>Restricted equity</b>			
Grounds and Lakes		73,080	73,080
Gatehouse		1,898	1,898
Infrastructure		68,446	68,446
Paving and Sealcoating		383,403	383,403
Wall Painting		23,796	23,796
Interest	-	1,525	1,525
<b>Total restricted equity</b>		<u>552,148</u>	<u>552,148</u>
Operating fund balance	25,823	-	25,823
<b>Total Equity</b>	<u>25,823</u>	<u>552,148</u>	<u>577,971</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>\$ 109,901</b></u>	<u><b>\$ 556,107</b></u>	<u><b>\$ 666,008</b></u>

**Jacaranda West HOA #1, Inc**  
**Statements of Revenue and Expense**  
**Comparison of Actual to Budget**  
**For the Month Ended September 30, 2014**

	September 2014	YTD 2014	Budget YTD	\$ Over/(Under) Budget YTD	Annual Budget
<b>Revenue</b>					
Assessments	\$ 13,788	124,092	124,092	-	165,456
Members Past Due Interest	414	12,866	-	12,866	-
Fines	-	8,000	-	8,000	-
Interest	9	149	-	149	-
<b>Total Revenue</b>	<b>14,211</b>	<b>145,107</b>	<b>124,092</b>	<b>21,015</b>	<b>165,456</b>
<b>Expense</b>					
<b>Administration Management</b>					
Insurance - Property	493	4,155	5,250	(1,095)	7,000
Professional - Legal	2,933	25,904	18,750	7,154	25,000
Collections - Legal	(874)	52	11,250	(11,198)	15,000
Accounting Services - Tax Prep	350	350	2,625	(2,275)	3,500
Division Fees	-	61	61	-	61
Income Tax	-	-	400	(400)	400
Management Fee	2,453	26,950	22,500	4,450	30,000
Office Supplies/Misc	846	2,615	1,650	965	2,200
Postage	100	1,704	3,750	(2,046)	5,000
Copies/Printing	102	1,364	1,200	164	1,600
Printing - Mass Mailings	-	1,488	6,000	(4,512)	8,000
Bad Debt Expense	-	6,127	-	6,127	-
<b>Total Administration Management</b>	<b>6,404</b>	<b>70,771</b>	<b>73,436</b>	<b>(2,666)</b>	<b>97,761</b>
<b>Maintenance</b>					
Repairs & Maintenance	-	4,118	1,500	2,618	2,000
Pest Control	70	365	300	65	400
<b>Total Maintenance</b>	<b>70</b>	<b>4,483</b>	<b>1,800</b>	<b>2,683</b>	<b>2,400</b>
<b>Gatehouse</b>					
Gatehouse Electric Usage	28	357	375	(18)	500
<b>Total Gatehouse</b>	<b>28</b>	<b>357</b>	<b>375</b>	<b>(18)</b>	<b>500</b>
<b>Grounds</b>					
Grounds Contract	1,250	11,250	15,660	(4,410)	20,880
Svc/Replacement/Other	-	582	1,875	(1,293)	2,500
Cul-de-sac Maintenance	935	8,415	5,625	2,790	7,500
Lake Treatment	1,911	17,199	17,250	(51)	23,000
Tree Trimming	2,767	2,767	2,625	142	3,500
Sprinkler/Irrigation Contract	281	1,619	1,350	269	1,800
<b>Total Grounds Maintenance</b>	<b>7,144</b>	<b>41,833</b>	<b>44,385</b>	<b>(2,552)</b>	<b>59,180</b>
<b>Utilities</b>					
Electric	56	762	750	12	1,000
<b>Total Utilities</b>	<b>56</b>	<b>762</b>	<b>750</b>	<b>12</b>	<b>1,000</b>
<b>Other</b>					
Contingency Fund	-	525	1,601	(1,076)	2,135
Allowance for Doubtful Accounts	-	780	(2,276)	3,056	(3,035)
<b>Total Other</b>	<b>-</b>	<b>1,305</b>	<b>(675)</b>	<b>1,980</b>	<b>(900)</b>
<b>Total Expense</b>	<b>13,702</b>	<b>119,510</b>	<b>120,071</b>	<b>(561)</b>	<b>159,941</b>
<b>Excess Revenues over Expenses</b>	<b>509</b>	<b>25,597</b>	<b>4,021</b>	<b>21,576</b>	<b>5,516</b>