

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

**FINANCIAL REPORTS**

**November 30, 2014**

**Prepared By: Sunstate Association Management Group, Inc.**

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

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking accounts	34,275		34,275
Money Market accounts	-	260,942	260,942
Certificate of deposits	-	294,371	294,371
<b>Total Checking/Savings</b>	<u>34,275</u>	<u>555,313</u>	<u>589,588</u>
<b>Other Current Assets</b>			
Assessment receivable	7,685	910	8,595
Accounts receivable	17,154		17,154
Fines receivable	16,600		16,600
Allowance for bad debt	(21,705)		(21,705)
Due To / (From) Funds	(3,239)	3,239	-
Prepaid insurance	3,042	-	3,042
<b>Total Other Current Assets</b>	<u>19,536</u>	<u>4,149</u>	<u>23,686</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 53,811</b></u>	<u><b>\$ 559,462</b></u>	<u><b>\$ 613,273</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts payable	899	3,959	4,858
Due from homeowner	700		700
Due To Sunstate	2,040		2,040
Fines Reserve	16,600		16,600
Deferred assessments	13,503	-	13,503
<b>Total Current Liabilities</b>	<u>33,742</u>	<u>3,959</u>	<u>37,701</u>
<b>Total Liabilities</b>	33,742	3,959	37,701
<b>Equity</b>			
<b>Restricted equity</b>			
Grounds and Lakes		73,080	73,080
Gatehouse		1,898	1,898
Infrastructure		69,983	69,983
Paving and Sealcoating		383,403	383,403
Wall Painting		25,296	25,296
Interest	-	1,843	1,843
<b>Total restricted equity</b>		<u>555,503</u>	<u>555,503</u>
Operating fund balance	20,069	-	20,069
<b>Total Equity</b>	<u>20,069</u>	<u>555,503</u>	<u>575,572</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>\$ 53,811</b></u>	<u><b>\$ 559,462</b></u>	<u><b>\$ 613,273</b></u>

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

	November 2014	YTD 2014	Budget YTD	\$ Over/(Under) Budget YTD	Annual Budget
<b>Revenue</b>					
<b>Assessments</b>	\$ 13,788	151,668	151,668	-	165,456
<b>Members Past Due Interest</b>	(637)	11,322	-	11,322	-
<b>Fines</b>	-	8,000	-	8,000	-
<b>Interest</b>	4	159	-	159	-
<b>Total Revenue</b>	13,155	171,150	151,668	19,482	165,456
<b>Expense</b>					
<b>Administration Management</b>					
<b>Insurance - Property</b>	493	5,140	6,417	(1,276)	7,000
<b>Professional - Legal</b>	3,446	33,063	22,917	10,146	25,000
<b>Collections - Legal</b>	185	133	13,750	(13,617)	15,000
<b>Accounting Services - Tax Prep</b>	-	350	3,208	(2,858)	3,500
<b>Division Fees</b>	-	61	61	-	61
<b>Income Tax</b>	-	-	400	(400)	400
<b>Management Fee</b>	3,398	33,835	27,500	6,335	30,000
<b>Office Supplies/Misc</b>	154	3,035	2,017	1,018	2,200
<b>Postage</b>	108	2,515	4,583	(2,068)	5,000
<b>Copies/Printing</b>	100	1,557	1,467	91	1,600
<b>Printing - Mass Mailings</b>	-	3,813	7,333	(3,521)	8,000
<b>Bad Debt Expense</b>	-	6,127	-	6,127	-
<b>Total Administration Management</b>	7,883	89,629	89,653	(24)	97,761
<b>Maintenance</b>					
<b>Repairs &amp; Maintenance</b>	330	6,298	1,833	4,464	2,000
<b>Pest Control</b>	50	430	367	63	400
<b>Total Maintenance</b>	380	6,728	2,200	4,528	2,400
<b>Gatehouse</b>					
<b>Gatehouse Electric Usage</b>	28	414	458	(44)	500
<b>Total Gatehouse</b>	28	414	458	(44)	500
<b>Grounds</b>					
<b>Grounds Contract</b>	1,250	13,750	19,140	(5,390)	20,880
<b>Svc/Replacement/Other</b>	1,537	2,119	2,292	(173)	2,500
<b>Cul-de-sac Maintenance</b>	935	10,285	6,875	3,410	7,500
<b>Lake Treatment</b>	1,911	21,021	21,083	(62)	23,000
<b>Tree Trimming</b>	-	2,767	3,208	(441)	3,500
<b>Sprinkler/Irrigation Contract</b>	275	1,894	1,650	244	1,800
<b>Total Grounds Maintenance</b>	5,908	51,836	54,248	(2,412)	59,180
<b>Utilities</b>					
<b>Electric</b>	59	879	917	(38)	1,000
<b>Total Utilities</b>	59	879	917	(38)	1,000
<b>Other</b>					
<b>Contingency Fund</b>	515	1,040	1,957	(917)	2,135
<b>Allowance for Doubtful Accounts</b>	-	780	(2,782)	3,562	(3,035)
<b>Total Other</b>	515	1,820	(825)	2,645	(900)
<b>Total Expense</b>	14,773	151,307	146,651	4,655	159,941
<b>Excess Revenues over Expenses</b>	(1,618)	19,843	5,017	14,827	5,516