

JACARANDA WEST HOA #1, INC.

FINANCIAL REPORTS

October 31, 2015

Prepared By: Sunstate Association Management Group, Inc.

Jacaranda West HOA #1, Inc
Statements of Assets, Liabilities and Fund Balance
As of October 31, 2015

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
ASSETS			
Current Assets			
Checking accounts	159,640		159,640
Money Market accounts	-	378,469	378,469
Certificate of deposits	-	178,576	178,576
Total Checking/Savings	159,640	557,045	716,685
Other Current Assets			
Assessment receivable	1,527	303	1,830
Accounts receivable	1,826		1,826
Fines receivable	52,191		52,191
Allowance for bad debt	(11,553)	-	(11,553)
Due To / (From) Funds	(90,931)	90,931	-
Prepaid insurance	3,188	-	3,188
Total Other Current Assets	(43,752)	91,234	47,482
TOTAL ASSETS	\$ 115,888	\$ 648,279	\$ 764,167
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Due To Sunstate	1,920		1,920
Fines Reserve	52,191		52,191
Deferred assessments	29,826	-	29,826
Total Current Liabilities	83,937	-	83,937
Total Liabilities	83,937	-	83,937
Equity			
Restricted equity			
Grounds and Lakes		84,915	84,915
Gatehouse		1,898	1,898
Infrastructure		82,729	82,729
Paving and Sealcoating		445,768	445,768
Wall Painting		29,393	29,393
Interest	-	3,575	3,575
Total restricted equity		648,279	648,279
Operating fund balance	31,951	-	31,951
Total Equity	31,951	648,279	680,230
TOTAL LIABILITIES & EQUITY	\$ 115,888	\$ 648,279	\$ 764,167

Jacaranda West HOA #1, Inc
Statements of Revenue and Expense
Comparison of Actual to Budget
For the Month Ended October 31, 2015

	October 2015	YTD 2015	Budget YTD	\$ Over/(Under) Budget YTD	Annual Budget
Revenue					
Assessments	\$ 14,782	149,130	149,130	-	179,131
Members Past Due Interest	(438)	4,834	-	4,834	-
Fines	8,488	17,599	-	17,599	-
Interest	27	337	-	337	-
Total Revenue	22,859	171,900	149,130	22,770	179,131
Expense					
Administration Management					
Insurance - Property	850	4,462	6,250	(1,788)	7,500
Professional - Legal	5,245	42,598	33,333	9,264	40,000
Accounting Services - Audit	-	3,300	3,500	(200)	3,500
Division Fees	-	61	61	-	61
Income Tax	-	-	400	(400)	400
Management Fee	3,384	35,317	30,417	4,900	36,500
Office Supplies/Misc	125	3,012	2,917	96	3,500
Postage	2,874	4,602	2,825	1,777	3,390
Copies/Printing	137	1,301	1,667	(365)	2,000
Printing - Mass Mailings	4,249	8,619	4,583	4,035	5,500
Total Administration Management	16,863	103,272	85,953	17,320	102,351
Maintenance					
Repairs & Maintenance	-	2,121	8,333	(6,212)	10,000
Pest Control	-	-	333	(333)	400
Total Maintenance	-	2,121	8,666	(6,546)	10,400
Gatehouse					
Gatehouse Electric Usage	19	239	417	(177)	500
Total Gatehouse	19	239	417	(177)	500
Grounds					
Grounds Contract	1,350	15,000	17,400	(2,400)	20,880
Svc/Replacement/Other	380	2,774	2,083	691	2,500
Cul-de-sac Maintenance	935	9,315	10,833	(1,518)	13,000
Lake Treatment	1,911	19,110	19,167	(57)	23,000
Tree Trimming	-	4,635	2,917	1,718	3,500
Sprinkler/Irrigation Contract	-	1,652	1,667	(15)	2,000
Total Grounds Maintenance	4,576	52,486	54,067	(1,580)	64,880
Utilities					
Electric	58	829	833	(4)	1,000
Total Utilities	58	829	833	(4)	1,000
Total Expense	21,516	158,947	149,936	9,011	179,131
Excess Revenues over Expenses	1,343	12,952	(806)	13,758	(0)