

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

**FINANCIAL REPORTS**

**April 30, 2016**

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

**Jacaranda West HOA #1, Inc**  
**Statements of Assets, Liabilities and Fund Balance**  
As of April 30, 2016

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking accounts	147,656		147,656
Money Market accounts	-	569,264	569,264
Certificate of deposits	-	<u>104,241</u>	<u>104,241</u>
<b>Total Checking/Savings</b>	147,656	673,505	821,161
<b>Other Current Assets</b>			
Assessment receivable	7,930		7,930
Accounts receivable	4,754		4,754
Allowance For Doubtful Accounts	(1,530)	-	(1,530)
Fines receivable	50,519		50,519
Allowance For Fines Receivable	(45,034)		(45,034)
Due To / (From) Funds	(303)	303	-
Prepaid insurance	<u>1,136</u>	<u>-</u>	<u>1,136</u>
<b>Total Other Current Assets</b>	<u>17,473</u>	<u>303</u>	<u>17,776</u>
<b>TOTAL ASSETS</b>	<u>\$ 165,129</u>	<u>\$ 673,808</u>	<u>\$ 838,937</u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts payable	5,315		5,315
Due To Sunstate	2,940	-	2,940
Deferred assessments	<u>134,304</u>	<u>-</u>	<u>134,304</u>
<b>Total Current Liabilities</b>	<u>142,559</u>	<u>-</u>	<u>142,559</u>
<b>Total Liabilities</b>	<u>142,559</u>	<u>-</u>	<u>142,559</u>
<b>Equity</b>			
<b>Restricted equity</b>			
Emergency		-	-
Grounds and Lakes		96,751	96,751
Gatehouse		1,898	1,898
Infrastructure		95,475	95,475
Paving and Sealcoating		426,686	426,686
Wall Painting		48,490	48,490
Interest	<u>-</u>	<u>4,508</u>	<u>4,508</u>
<b>Total restricted equity</b>		673,808	673,808
Operating fund balance	<u>22,569</u>	<u>-</u>	<u>22,569</u>
<b>Total Equity</b>	<u>22,569</u>	<u>673,808</u>	<u>696,378</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>\$ 165,129</u>	<u>\$ 673,808</u>	<u>\$ 838,937</u>

**Jacaranda West HOA #1, Inc**  
**Statements of Revenue and Expense**  
**Comparison of Actual to Budget**  
**For the Month Ended April 30, 2016**

	April 2016	YTD 2016	Budget YTD	\$ Over/(Under) Budget YTD	Annual Budget
<b>Revenue</b>					
Assessments	\$ 16,788	67,152	67,152	-	201,456
Members Past Due Interest	(19)	2,290	-	2,290	-
Fines	4,400	9,200	-	9,200	-
Bad Debt Recovery	3,008	7,615	-	7,615	-
Interest	27	133	-	133	-
<b>Total Revenue</b>	<b>24,204</b>	<b>86,389</b>	<b>67,152</b>	<b>19,237</b>	<b>201,456</b>
<b>Expense</b>					
<b>Administration Management</b>					
Insurance - Property	425	1,700	1,833	(133)	5,500
Professional - Legal	(1,635)	23,434	13,333	10,101	40,000
Accounting Services - Audit	-	1,500	1,750	(250)	3,500
Division Fees	-	61	61	0	61
Income Tax	-	-	400	(400)	400
Management Fee	3,384	14,281	14,400	(119)	43,200
Office Supplies/Misc	411	1,773	1,450	323	4,350
Postage	1,633	2,144	1,267	877	3,800
Copies/Printing	1,665	2,430	700	1,730	2,100
Printing - Mass Mailings	-	-	3,400	(3,400)	6,800
Bad Debt Expense	5,315	5,315	-	5,315	-
<b>Total Administration Management</b>	<b>11,198</b>	<b>52,638</b>	<b>38,595</b>	<b>14,044</b>	<b>109,711</b>
<b>Maintenance</b>					
Repairs & Maintenance	-	900	3,333	(2,433)	10,000
Pest Control	-	-	133	(133)	400
<b>Total Maintenance</b>	<b>-</b>	<b>900</b>	<b>3,466</b>	<b>(2,567)</b>	<b>10,400</b>
<b>Gatehouse</b>					
Gatehouse Electric Usage	19	87	167	(80)	500
<b>Total Gatehouse</b>	<b>19</b>	<b>87</b>	<b>167</b>	<b>(80)</b>	<b>500</b>
<b>Grounds</b>					
Grounds Contract	2,055	8,220	10,000	(1,780)	30,000
Svc/Replacement/Other	-	864	1,000	(136)	3,000
Cul-de-sac Maintenance	935	3,740	5,000	(1,260)	15,000
Lake Treatment	1,911	7,644	7,883	(239)	23,650
Tree Trimming	-	-	-	-	5,500
Sprinkler/Irrigation Contract	-	550	733	(183)	2,200
<b>Total Grounds Maintenance</b>	<b>4,901</b>	<b>21,018</b>	<b>24,617</b>	<b>(3,598)</b>	<b>79,350</b>
<b>Utilities</b>					
Electric	62	236	353	(118)	1,060
<b>Total Utilities</b>	<b>62</b>	<b>236</b>	<b>353</b>	<b>(118)</b>	<b>1,060</b>
<b>Other</b>					
Contingency Fund	-	120	-	120	-
<b>Total Other</b>	<b>-</b>	<b>120</b>	<b>-</b>	<b>120</b>	<b>-</b>
<b>Total Expense</b>	<b>16,179</b>	<b>74,999</b>	<b>67,198</b>	<b>7,801</b>	<b>201,021</b>
<b>Excess Revenues over Expenses</b>	<b>8,024</b>	<b>11,390</b>	<b>(46)</b>	<b>11,436</b>	<b>435</b>