

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

**FINANCIAL REPORTS**

**November 30, 2016**

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

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

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking accounts	10,501		10,501
Money Market accounts	-	640,674	640,674
Certificate of deposits	-	-	-
<b>Total Checking/Savings</b>	10,501	640,674	651,174
<b>Other Current Assets</b>			
Assessment receivable	2,530		2,530
Allowance For Assessments Due	(1,230)	-	(1,230)
Accounts receivable	2,505		2,505
Allowance For Accounts Receivable	(2,505)		(2,505)
Fines receivable	43,094		43,094
Allowance For Uncollectible Fines	(43,094)		(43,094)
Due To / (From) Funds	4,008	(4,008)	-
Prepaid insurance	2,360	-	2,360
<b>Total Other Current Assets</b>	7,668	(4,008)	3,660
<b>TOTAL ASSETS</b>	<b>\$ 18,169</b>	<b>\$ 636,665</b>	<b>\$ 654,834</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts payable	10,124		10,124
Due To Sunstate	2,760	-	2,760
Deferred assessments	16,564	-	16,564
Prepaid assessments	595	-	595
<b>Total Current Liabilities</b>	30,043	-	30,043
<b>Total Liabilities</b>	30,043	-	30,043
<b>Equity</b>			
<b>Restricted equity</b>			
Emergency		-	-
Grounds and Lakes		96,738	96,738
Gatehouse		1,898	1,898
Infrastructure		88,926	88,926
Paving and Sealcoating		422,407	422,407
Wall Painting		21,136	21,136
Interest	-	5,561	5,561
<b>Total restricted equity</b>		636,665	636,665
Operating fund balance	(11,874)	-	(11,874)
<b>Total Equity</b>	(11,874)	636,665	624,791
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 18,169</b>	<b>\$ 636,665</b>	<b>\$ 654,834</b>

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

	November 2016	YTD 2016	Budget YTD	\$ Over/(Under) Budget YTD	Annual Budget
<b>Revenue</b>					
Assessments	\$ 16,788	184,668	184,668	-	201,456
Members Past Due Interest	479	2,069	-	2,069	-
Sales & Lease Fees	-	100	-	100	-
Fines	-	32,000	-	32,000	-
Bad Debt Recovery	5,966	21,038	-	21,038	-
Interest	1	257	-	257	-
<b>Total Revenue</b>	<b>23,235</b>	<b>240,132</b>	<b>184,668</b>	<b>55,464</b>	<b>201,456</b>
<b>Expense</b>					
<b>Administration Management</b>					
Insurance - Property	363	4,335	5,042	(707)	5,500
Professional - Legal	7,993	90,310	36,667	53,643	40,000
Accounting Services - Audit	-	1,500	3,500	(2,000)	3,500
Division Fees	-	61	61	0	61
Income Tax	-	-	400	(400)	400
Management Fee	4,169	39,345	39,600	(255)	43,200
Office Supplies/Misc	262	4,553	3,988	565	4,350
Postage	90	3,289	3,483	(195)	3,800
Copies/Printing	245	3,767	1,925	1,842	2,100
Printing - Mass Mailings	-	8,213	6,800	1,413	6,800
Bad Debt Expense	21,525	37,912	-	37,912	-
<b>Total Administration Management</b>	<b>34,648</b>	<b>193,284</b>	<b>101,466</b>	<b>91,819</b>	<b>109,711</b>
<b>Maintenance</b>					
Repairs & Maintenance	1	3,962	9,167	(5,204)	10,000
Pest Control	-	-	367	(367)	400
<b>Total Maintenance</b>	<b>1</b>	<b>3,962</b>	<b>9,533</b>	<b>(5,571)</b>	<b>10,400</b>
<b>Gatehouse</b>					
Gatehouse Electric Usage	22	234	458	(225)	500
<b>Total Gatehouse</b>	<b>22</b>	<b>234</b>	<b>458</b>	<b>(225)</b>	<b>500</b>
<b>Grounds</b>					
Grounds Contract	2,312	24,073	27,500	(3,427)	30,000
Svc/Replacement/Other	-	1,302	2,750	(1,448)	3,000
Cul-de-sac Maintenance	935	10,285	13,750	(3,465)	15,000
Lake Treatment	1,911	23,149	21,679	1,470	23,650
Tree Trimming	-	4,475	5,500	(1,025)	5,500
Sprinkler/Irrigation Contract	275	1,650	2,017	(367)	2,200
<b>Total Grounds Maintenance</b>	<b>5,433</b>	<b>64,934</b>	<b>73,196</b>	<b>(8,262)</b>	<b>79,350</b>
<b>Utilities</b>					
Electric	61	650	972	(321)	1,060
<b>Total Utilities</b>	<b>61</b>	<b>650</b>	<b>972</b>	<b>(321)</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>40,165</b>	<b>263,183</b>	<b>185,624</b>	<b>77,559</b>	<b>201,021</b>
<b>Excess Revenues over Expenses</b>	<b>(16,931)</b>	<b>(23,052)</b>	<b>(956)</b>	<b>(22,096)</b>	<b>435</b>