

**JACARANDA WEST HOA #1, INC.**  
**FINANCIAL REPORTS**  
**April 30, 2017**

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

**Jacaranda West HOA #1, Inc**  
**Statements of Assets, Liabilities and Fund Balance**  
As of April 30, 2017

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking Accounts	143,887		143,887
Money Market Accounts	-	687,213	687,213
Certificate of Deposits	-	-	-
<b>Total Checking/Savings</b>	<u>143,887</u>	<u>687,213</u>	<u>831,100</u>
<b>Other Current Assets</b>			
Assessment Receivable	11,890		11,890
Allowance For Assessments Due	(1,230)	-	(1,230)
Accounts Receivable	5,177		5,177
Allowance For Accounts Receivable	(1,404)		(1,404)
Fines receivable	40,673		40,673
Allowance For Uncollectible Fines	(35,663)		(35,663)
Due To / (From) Funds	-	-	-
Undeposited Funds	907		907
Prepaid Insurance	545	-	545
<b>Total Other Current Assets</b>	<u>20,893</u>	<u>-</u>	<u>20,893</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 164,780</b></u>	<u><b>\$ 687,213</b></u>	<u><b>\$ 851,993</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accrued Expenses Payable	3,500		3,500
Accounts Payable	791		791
Due To Sunstate	3,930	-	3,930
Deferred Assessments	149,023	60,797	209,820
Prepaid Assessments	585	-	585
<b>Total Current Liabilities</b>	<u>157,828</u>	<u>60,797</u>	<u>218,625</u>
<b>Total Liabilities</b>	<u>157,828</u>	<u>60,797</u>	<u>218,625</u>
<b>Equity</b>			
<b>Restricted equity</b>			
Emergency		-	-
Grounds and Lakes		100,696	100,696
Gatehouse		1,898	1,898
Infrastructure		89,439	89,439
Paving and Sealcoating		406,200	406,200
Wall Painting		22,506	22,506
Interest	-	5,878	5,878
<b>Total restricted equity</b>		<u>626,618</u>	<u>626,618</u>
Operating fund balance	6,750	-	6,750
<b>Total Equity</b>	<u>6,750</u>	<u>626,618</u>	<u>633,367</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>\$ 164,578</b></u>	<u><b>\$ 687,415</b></u>	<u><b>\$ 851,993</b></u>

**Jacaranda West HOA #1, Inc.**  
**Profit & Loss Budget Performance**

April 2017

Accrual Basis

	Apr 17	Budget	\$ Over Budget	Jan - Apr 17	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
5010.00 · Assessments	18,689.25	18,689.25	0.00	74,757.00	74,757.00	0.00	224,271.00
5010.01 · Members Past Due Interest	155.94			3,116.21			
5011.00 · Reserve Assessment	7,587.00	7,587.00	0.00	30,348.00	30,348.00	0.00	91,044.00
5040.01 · Fines	(6,000.00)			2,612.76			
5050.00 · Interest - Operating	25.51			127.64			
5080.00 · Returned Check Charges	0.00			10.00			
<b>Total Income</b>	<b>20,457.70</b>	<b>26,276.25</b>	<b>(5,818.55)</b>	<b>110,971.61</b>	<b>105,105.00</b>	<b>5,866.61</b>	<b>315,315.00</b>
<b>Gross Profit</b>	<b>20,457.70</b>	<b>26,276.25</b>	<b>(5,818.55)</b>	<b>110,971.61</b>	<b>105,105.00</b>	<b>5,866.61</b>	<b>315,315.00</b>
<b>Expense</b>							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	2,312.00	2,500.00	(188.00)	9,248.00	10,000.00	(752.00)	30,000.00
7120.00 · Svc/Replacem/Other	0.00	250.00	(250.00)	247.30	1,000.00	(752.70)	3,000.00
7130.00 · Cul-de-sac Maintenance	935.00	1,250.00	(315.00)	3,740.00	5,000.00	(1,260.00)	15,000.00
7135.00 · Lake Treatment	1,911.00	2,083.34	(172.34)	7,644.00	8,333.34	(689.34)	25,000.00
7140.00 · Tree Trimming	1,800.00	458.34	1,341.66	3,095.00	1,833.34	1,261.66	5,500.00
7150.00 · Sprinkler/Irrigation Contract	136.65	183.34	(46.69)	686.65	733.34	(46.69)	2,200.00
<b>Total 7100.00 · Grounds</b>	<b>7,094.65</b>	<b>6,725.02</b>	<b>369.63</b>	<b>24,660.95</b>	<b>26,900.02</b>	<b>(2,239.07)</b>	<b>80,700.00</b>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	100.80	666.66	(565.86)	1,396.90	2,666.66	(1,269.76)	8,000.00
7220.00 · Pest Control	0.00	33.34	(33.34)	0.00	133.34	(133.34)	400.00
7225.00 · Maintenance - Self Help	0.00	166.66	(166.66)	0.00	666.66	(666.66)	2,000.00
<b>Total 7200.00 · Maintenance</b>	<b>100.80</b>	<b>866.66</b>	<b>(765.86)</b>	<b>1,396.90</b>	<b>3,466.66</b>	<b>(2,069.76)</b>	<b>10,400.00</b>
7500.00 · Utilities							
7520.00 · Electric	68.59	88.34	(19.75)	262.26	353.34	(91.08)	1,060.00
7670.00 · Gatehouse Electric Usage	20.55	41.66	(21.11)	95.17	166.66	(71.49)	500.00
<b>Total 7500.00 · Utilities</b>	<b>89.14</b>	<b>130.00</b>	<b>(40.86)</b>	<b>357.43</b>	<b>520.00</b>	<b>(162.57)</b>	<b>1,560.00</b>
7800.00 · Administration							
7810.00 · Insurance - Property	363.15	458.34	(95.19)	1,452.60	1,833.34	(380.74)	5,500.00
7820.00 · Professional - Legal	4,581.52	5,000.00	(418.48)	16,115.62	20,000.00	(3,884.38)	60,000.00
7825.00 · Accounting Services - Audit	1,800.00	291.66	1,508.34	3,500.00	1,166.66	2,333.34	3,500.00
7830.00 · Division Fees	0.00	5.09	(5.09)	61.25	20.34	40.91	61.00
7840.00 · Income Tax	0.00	33.34	(33.34)	0.00	133.34	(133.34)	400.00
7870.00 · Management Fee	3,339.00	3,600.00	(261.00)	14,436.00	14,400.00	36.00	43,200.00
7880.00 · Office Supplies/Misc	335.60	362.50	(26.90)	1,301.14	1,450.00	(148.86)	4,350.00
7885.00 · Postage	222.37	316.66	(94.29)	542.54	1,266.66	(724.12)	3,800.00
7886.00 · Copies/Printing	229.43	333.34	(103.91)	954.76	1,333.34	(378.58)	4,000.00
7887.00 · Printing - Mass Mailings	653.43	566.66	86.77	742.22	2,266.66	(1,524.44)	6,800.00
<b>Total 7800.00 · Administration</b>	<b>11,524.50</b>	<b>10,967.59</b>	<b>556.91</b>	<b>39,106.13</b>	<b>43,870.34</b>	<b>(4,764.21)</b>	<b>131,611.00</b>
7900.00 · Other							
7910.00 · Transfer to Reserves	7,587.00	7,587.00	0.00	30,348.00	30,348.00	0.00	91,044.00
<b>Total 7900.00 · Other</b>	<b>7,587.00</b>	<b>7,587.00</b>	<b>0.00</b>	<b>30,348.00</b>	<b>30,348.00</b>	<b>0.00</b>	<b>91,044.00</b>
<b>Total 7000.00 · Disbursements</b>	<b>26,396.09</b>	<b>26,276.27</b>	<b>119.82</b>	<b>95,869.41</b>	<b>105,105.02</b>	<b>(9,235.61)</b>	<b>315,315.00</b>
<b>Total Expense</b>	<b>26,396.09</b>	<b>26,276.27</b>	<b>119.82</b>	<b>95,869.41</b>	<b>105,105.02</b>	<b>(9,235.61)</b>	<b>315,315.00</b>
<b>Net Income</b>	<b>(5,938.39)</b>	<b>(0.02)</b>	<b>(5,938.37)</b>	<b>15,102.20</b>	<b>(0.02)</b>	<b>15,102.22</b>	<b>0.00</b>

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