

**JACARANDA WEST HOA #1, INC.**  
**FINANCIAL REPORTS**  
**May 31, 2017**

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

**Jacaranda West HOA #1, Inc**  
**Statements of Assets, Liabilities and Fund Balance**  
**As of May 31, 2017**

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking Accounts	134,886		134,886
Money Market Accounts	-	687,287	687,287
Certificate of Deposits	-	-	-
<b>Total Checking/Savings</b>	<u>134,886</u>	<u>687,287</u>	<u>822,172</u>
<b>Other Current Assets</b>			
Assessment Receivable	8,205		8,205
Allowance For Assessments Due	(1,230)	-	(1,230)
Accounts Receivable	3,726		3,726
Allowance For Accounts Receivable	(787)		(787)
Fines receivable	60,585		60,585
Allowance For Uncollectible Fines	(34,000)		(34,000)
Due To / (From) Funds	(100)	100	-
Undeposited Funds	(350)		(350)
Prepaid Insurance	182	-	182
<b>Total Other Current Assets</b>	<u>36,230</u>	<u>100</u>	<u>36,330</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 171,116</b></u>	<u><b>\$ 687,386</b></u>	<u><b>\$ 858,502</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accrued Expenses Payable	3,500		3,500
Accounts Payable	984		984
Due To Sunstate	3,930	-	3,930
Deferred Assessments	130,334	53,210	183,544
Prepaid Assessments	275	-	275
<b>Total Current Liabilities</b>	<u>139,022</u>	<u>53,210</u>	<u>192,233</u>
<b>Total Liabilities</b>	<u>139,022</u>	<u>53,210</u>	<u>192,233</u>
<b>Equity</b>			
<b>Restricted equity</b>			
Grounds and Lakes		101,683	101,683
Gatehouse		1,898	1,898
Infrastructure		90,501	90,501
Paving and Sealcoating		411,397	411,397
Wall Painting		22,847	22,847
Interest	-	5,952	5,952
<b>Total restricted equity</b>		<u>634,278</u>	<u>634,278</u>
Operating fund balance	31,990	-	31,990
<b>Total Equity</b>	<u>31,990</u>	<u>634,278</u>	<u>666,269</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>\$ 171,013</b></u>	<u><b>\$ 687,488</b></u>	<u><b>\$ 858,502</b></u>

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

Accrual Basis

May 2017

	May 17	Budget	\$ Over Budget	Jan - May 17	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
5010.00 · Assessments	18,689.25	18,689.25	0.00	93,446.25	93,446.25	0.00	224,271.00
5010.01 · Members Past Due Interest	0.00			3,116.21			
5011.00 · Reserve Assessment	7,587.00	7,587.00	0.00	37,935.00	37,935.00	0.00	91,044.00
5040.01 · Fines	20,000.00			22,612.76			
5050.00 · Interest - Operating	23.97			151.61			
5080.00 · Returned Check Charges	0.00			10.00			
<b>Total Income</b>	<b>46,300.22</b>	<b>26,276.25</b>	<b>20,023.97</b>	<b>157,271.83</b>	<b>131,381.25</b>	<b>25,890.58</b>	<b>315,315.00</b>
<b>Gross Profit</b>	<b>46,300.22</b>	<b>26,276.25</b>	<b>20,023.97</b>	<b>157,271.83</b>	<b>131,381.25</b>	<b>25,890.58</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)	11,560.00	12,500.00	(940.00)	30,000.00
7120.00 · Svc/Replacem/Other	0.00	250.00	(250.00)	247.30	1,250.00	(1,002.70)	3,000.00
7130.00 · Cul-de-sac Maintenance	935.00	1,250.00	(315.00)	4,675.00	6,250.00	(1,575.00)	15,000.00
7135.00 · Lake Treatment	1,911.00	2,083.33	(172.33)	9,555.00	10,416.67	(861.67)	25,000.00
7140.00 · Tree Trimming	0.00	458.33	(458.33)	3,095.00	2,291.67	803.33	5,500.00
7150.00 · Sprinkler/Irrigation Contract	250.00	183.33	66.67	936.65	916.67	19.98	2,200.00
<b>Total 7100.00 · Grounds</b>	<b>5,408.00</b>	<b>6,724.99</b>	<b>(1,316.99)</b>	<b>30,068.95</b>	<b>33,625.01</b>	<b>(3,556.06)</b>	<b>80,700.00</b>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	893.60	666.67	226.93	2,290.50	3,333.33	(1,042.83)	8,000.00
7220.00 · Pest Control	40.00	33.33	6.67	40.00	166.67	(126.67)	400.00
7225.00 · Maintenance - Self Help	0.00	166.67	(166.67)	0.00	833.33	(833.33)	2,000.00
<b>Total 7200.00 · Maintenance</b>	<b>933.60</b>	<b>866.67</b>	<b>66.93</b>	<b>2,330.50</b>	<b>4,333.33</b>	<b>(2,002.83)</b>	<b>10,400.00</b>
7500.00 · Utilities							
7520.00 · Electric	69.36	88.33	(18.97)	331.62	441.67	(110.05)	1,060.00
7670.00 · Gatehouse Electric Usage	21.18	41.67	(20.49)	116.35	208.33	(91.98)	500.00
<b>Total 7500.00 · Utilities</b>	<b>90.54</b>	<b>130.00</b>	<b>(39.46)</b>	<b>447.97</b>	<b>650.00</b>	<b>(202.03)</b>	<b>1,560.00</b>
7800.00 · Administration							
7810.00 · Insurance - Property	363.15	458.33	(95.18)	1,815.75	2,291.67	(475.92)	5,500.00
7820.00 · Professional - Legal	4,394.75	5,000.00	(605.25)	20,510.37	25,000.00	(4,489.63)	60,000.00
7825.00 · Accounting Services - Audit	0.00	291.67	(291.67)	3,500.00	1,458.33	2,041.67	3,500.00
7830.00 · Division Fees	0.00	5.08	(5.08)	61.25	25.42	35.83	61.00
7840.00 · Income Tax	0.00	33.33	(33.33)	0.00	166.67	(166.67)	400.00
7870.00 · Management Fee	3,339.00	3,600.00	(261.00)	17,775.00	18,000.00	(225.00)	43,200.00
7880.00 · Office Supplies/Misc	321.73	362.50	(40.77)	1,622.87	1,812.50	(189.63)	4,350.00
7885.00 · Postage	358.41	316.67	41.74	900.95	1,583.33	(682.38)	3,800.00
7886.00 · Copies/Printing	376.38	333.33	43.05	1,331.14	1,666.67	(335.53)	4,000.00
7887.00 · Printing - Mass Mailings	166.87	566.67	(399.80)	909.09	2,833.33	(1,924.24)	6,800.00
<b>Total 7800.00 · Administration</b>	<b>9,320.29</b>	<b>10,967.58</b>	<b>(1,647.29)</b>	<b>48,426.42</b>	<b>54,837.92</b>	<b>(6,411.50)</b>	<b>131,611.00</b>
7900.00 · Other							
7910.00 · Transfer to Reserves	7,587.00	7,587.00	0.00	37,935.00	37,935.00	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>37,935.00</b>	<b>37,935.00</b>	<b>0.00</b>	<b>91,044.00</b>
<b>Total 7000.00 · Disbursements</b>	<b>23,339.43</b>	<b>26,276.24</b>	<b>(2,936.81)</b>	<b>119,208.84</b>	<b>131,381.26</b>	<b>(12,172.42)</b>	<b>315,315.00</b>
<b>Total Expense</b>	<b>23,339.43</b>	<b>26,276.24</b>	<b>(2,936.81)</b>	<b>119,208.84</b>	<b>131,381.26</b>	<b>(12,172.42)</b>	<b>315,315.00</b>
<b>Net Income</b>	<b>22,960.79</b>	<b>0.01</b>	<b>22,960.78</b>	<b>38,062.99</b>	<b>(0.01)</b>	<b>38,063.00</b>	<b>0.00</b>

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