

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

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

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

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking Accounts	102,865		102,865
Money Market Accounts	-	601,030	601,030
Certificate of Deposits	-	-	-
<b>Total Checking/Savings</b>	<u>102,865</u>	<u>601,030</u>	<u>703,895</u>
<b>Other Current Assets</b>			
Assessment Receivable	5,470		5,470
Allowance For Assessments Due	(1,230)	-	(1,230)
Accounts Receivable	2,810		2,810
Allowance For Accounts Receivable	(787)		(787)
Fines receivable	60,824		60,824
Allowance For Uncollectible Fines	(34,000)		(34,000)
Due To / (From) Funds	-	-	-
Undeposited Funds	(350)		(350)
Prepaid Insurance	3,346	-	3,346
<b>Total Other Current Assets</b>	<u>36,083</u>	<u>-</u>	<u>36,083</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 138,948</b></u>	<u><b>\$ 601,029</b></u>	<u><b>\$ 739,977</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accrued Expenses Payable	3,500		3,500
Accounts Payable	374		374
Due To Sunstate	3,660	-	3,660
Deferred Assessments	92,955	38,036	130,991
Prepaid Assessments	275	-	275
<b>Total Current Liabilities</b>	<u>100,765</u>	<u>38,036</u>	<u>138,801</u>
<b>Total Liabilities</b>	<u>100,765</u>	<u>38,036</u>	<u>138,801</u>
<b>Equity</b>			
<b>Restricted equity</b>			
Grounds and Lakes		103,655	103,655
Gatehouse		1,898	1,898
Infrastructure		92,626	92,626
Paving and Sealcoating		335,308	335,308
Wall Painting		23,530	23,530
Interest	-	6,078	6,078
<b>Total restricted equity</b>		<u>563,096</u>	<u>563,096</u>
Operating fund balance	38,356	-	38,356
<b>Total Equity</b>	<u>38,356</u>	<u>563,096</u>	<u>601,451</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>\$ 139,121</b></u>	<u><b>\$ 601,132</b></u>	<u><b>\$ 740,253</b></u>

**Jacaranda West HOA #1, Inc.**  
**Statement of Income & Expense Comparison of Actual to Budget**

Accrual Basis

July 2017

	Jul 17	Budget	\$ Over Budget	Jan - Jul 17	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
5010.00 · Assessments	18,689.25	18,689.25	0.00	130,824.75	130,824.75	0.00	224,271.00
5010.01 · Members Past Due Interest	20.16			2,960.26			
5011.00 · Reserve Assessment	7,587.00	7,587.00	0.00	53,109.00	53,109.00	0.00	91,044.00
5040.01 · Fines	5,100.00			23,712.76			
5050.00 · Interest - Operating	15.73			188.89			
5080.00 · Returned Check Charges	10.00			20.00			
<b>Total Income</b>	<b>31,422.14</b>	<b>26,276.25</b>	<b>5,145.89</b>	<b>210,815.66</b>	<b>183,933.75</b>	<b>26,881.91</b>	<b>315,315.00</b>
<b>Gross Profit</b>	<b>31,422.14</b>	<b>26,276.25</b>	<b>5,145.89</b>	<b>210,815.66</b>	<b>183,933.75</b>	<b>26,881.91</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)	16,184.00	17,500.00	(1,316.00)	30,000.00
7120.00 · Svc/Replacemt/Other	0.00	250.00	(250.00)	247.30	1,750.00	(1,502.70)	3,000.00
7130.00 · Cul-de-sac Maintenance	1,223.00	1,250.00	(27.00)	6,833.00	8,750.00	(1,917.00)	15,000.00
7135.00 · Lake Treatment	1,911.00	2,083.34	(172.34)	13,377.00	14,583.34	(1,206.34)	25,000.00
7140.00 · Tree Trimming	0.00	458.34	(458.34)	3,095.00	3,208.34	(113.34)	5,500.00
7150.00 · Sprinkler/Irrigation Contract	299.30	183.34	115.96	1,235.95	1,283.34	(47.39)	2,200.00
<b>Total 7100.00 · Grounds</b>	<b>5,745.30</b>	<b>6,725.02</b>	<b>(979.72)</b>	<b>40,972.25</b>	<b>47,075.02</b>	<b>(6,102.77)</b>	<b>80,700.00</b>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	666.66	(666.66)	3,270.50	4,666.66	(1,396.16)	8,000.00
7220.00 · Pest Control	40.00	33.34	6.66	80.00	233.34	(153.34)	400.00
7225.00 · Maintenance - Self Help	0.00	166.66	(166.66)	0.00	1,166.66	(1,166.66)	2,000.00
<b>Total 7200.00 · Maintenance</b>	<b>40.00</b>	<b>866.66</b>	<b>(826.66)</b>	<b>3,350.50</b>	<b>6,066.66</b>	<b>(2,716.16)</b>	<b>10,400.00</b>
7500.00 · Utilities							
7520.00 · Electric	67.00	88.34	(21.34)	472.22	618.34	(146.12)	1,060.00
7670.00 · Gatehouse Electric Usage	19.48	41.66	(22.18)	156.83	291.66	(134.83)	500.00
<b>Total 7500.00 · Utilities</b>	<b>86.48</b>	<b>130.00</b>	<b>(43.52)</b>	<b>629.05</b>	<b>910.00</b>	<b>(280.95)</b>	<b>1,560.00</b>
7800.00 · Administration							
7810.00 · Insurance - Property	318.65	458.34	(139.69)	2,475.32	3,208.34	(733.02)	5,500.00
7820.00 · Professional - Legal	5,392.59	5,000.00	392.59	31,205.97	35,000.00	(3,794.03)	60,000.00
7825.00 · Accounting Services - Audit	0.00	291.66	(291.66)	3,500.00	2,041.66	1,458.34	3,500.00
7830.00 · Division Fees	0.00	5.09	(5.09)	61.25	35.59	25.66	61.00
7840.00 · Income Tax	0.00	33.34	(33.34)	0.00	233.34	(233.34)	400.00
7870.00 · Management Fee	3,339.00	3,600.00	(261.00)	24,453.00	25,200.00	(747.00)	43,200.00
7880.00 · Office Supplies/Misc	583.78	362.50	221.28	2,512.28	2,537.50	(25.22)	4,350.00
7885.00 · Postage	98.23	316.66	(218.43)	1,239.13	2,216.66	(977.53)	3,800.00
7886.00 · Copies/Printing	89.30	333.34	(244.04)	1,970.58	2,333.34	(362.76)	4,000.00
7887.00 · Printing - Mass Mailings	0.00	566.66	(566.66)	909.09	3,966.66	(3,057.57)	6,800.00
<b>Total 7800.00 · Administration</b>	<b>9,821.55</b>	<b>10,967.59</b>	<b>(1,146.04)</b>	<b>68,326.62</b>	<b>76,773.09</b>	<b>(8,446.47)</b>	<b>131,611.00</b>
7900.00 · Other							
7910.00 · Transfer to Reserves	7,587.00	7,587.00	0.00	53,109.00	53,109.00	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>53,109.00</b>	<b>53,109.00</b>	<b>0.00</b>	<b>91,044.00</b>
<b>Total 7000.00 · Disbursements</b>	<b>23,280.33</b>	<b>26,276.27</b>	<b>(2,995.94)</b>	<b>166,387.42</b>	<b>183,933.77</b>	<b>(17,546.35)</b>	<b>315,315.00</b>
<b>Total Expense</b>	<b>23,280.33</b>	<b>26,276.27</b>	<b>(2,995.94)</b>	<b>166,387.42</b>	<b>183,933.77</b>	<b>(17,546.35)</b>	<b>315,315.00</b>
<b>Net Income</b>	<b>8,141.81</b>	<b>(0.02)</b>	<b>8,141.83</b>	<b>44,428.24</b>	<b>(0.02)</b>	<b>44,428.26</b>	<b>0.00</b>

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