

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

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

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

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking Accounts	94,365		94,365
Money Market Accounts	-	601,076	601,076
Certificate of Deposits	-	-	-
<b>Total Checking/Savings</b>	<u>94,365</u>	<u>601,076</u>	<u>695,441</u>
<b>Other Current Assets</b>			
Assessment Receivable	4,538		4,538
Allowance For Assessments Due	(905)	-	(905)
Accounts Receivable	4,272		4,272
Allowance For Accounts Receivable	(787)		(787)
Fines receivable	56,374		56,374
Allowance For Uncollectible Fines	(34,000)		(34,000)
Due To / (From) Funds	-	-	-
Undeposited Funds	335		335
Prepaid Insurance	3,027	-	3,027
<b>Total Other Current Assets</b>	<u>32,854</u>	<u>-</u>	<u>32,854</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 127,219</b></u>	<u><b>\$ 601,075</b></u>	<u><b>\$ 728,294</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accrued Expenses Payable	3,500		3,500
Accounts Payable	103		103
Due To Sunstate	3,660	-	3,660
Deferred Assessments	74,266	30,449	104,715
Prepaid Assessments	275	-	275
<b>Total Current Liabilities</b>	<u>81,804</u>	<u>30,449</u>	<u>112,253</u>
<b>Total Liabilities</b>	<u>81,804</u>	<u>30,449</u>	<u>112,253</u>
<b>Equity</b>			
<b>Restricted equity</b>			
Grounds and Lakes		104,642	104,642
Gatehouse		1,898	1,898
Infrastructure		93,688	93,688
Paving and Sealcoating		340,505	340,505
Wall Painting		23,872	23,872
Interest	-	6,124	6,124
<b>Total restricted equity</b>		<u>570,728</u>	<u>570,728</u>
Operating fund balance	45,312	-	45,312
<b>Total Equity</b>	<u>45,312</u>	<u>570,728</u>	<u>616,040</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>\$ 127,117</b></u>	<u><b>\$ 601,178</b></u>	<u><b>\$ 728,294</b></u>

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

Accrual Basis

August 2017

	Aug 17	Budget	\$ Over Budget	Jan - Aug 17	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
5010.00 · Assessments	18,689.25	18,689.25	0.00	149,514.00	149,514.00	0.00	224,271.00
5010.01 · Members Past Due Interest	(57.11)			2,903.15			
5011.00 · Reserve Assessment	7,587.00	7,587.00	0.00	60,696.00	60,696.00	0.00	91,044.00
5040.01 · Fines	(2,361.92)			21,350.84			
5050.00 · Interest - Operating	15.33			204.22			
5080.00 · Returned Check Charges	0.00			20.00			
<b>Total Income</b>	<u>23,872.55</u>	<u>26,276.25</u>	<u>(2,403.70)</u>	<u>234,688.21</u>	<u>210,210.00</u>	<u>24,478.21</u>	<u>315,315.00</u>
<b>Gross Profit</b>	23,872.55	26,276.25	(2,403.70)	234,688.21	210,210.00	24,478.21	315,315.00
<b>Expense</b>							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	2,312.00	2,500.00	(188.00)	18,496.00	20,000.00	(1,504.00)	30,000.00
7120.00 · Svc/Replacem/Other	0.00	250.00	(250.00)	247.30	2,000.00	(1,752.70)	3,000.00
7130.00 · Cul-de-sac Maintenance	935.00	1,250.00	(315.00)	7,768.00	10,000.00	(2,232.00)	15,000.00
7135.00 · Lake Treatment	1,911.00	2,083.33	(172.33)	15,288.00	16,666.67	(1,378.67)	25,000.00
7140.00 · Tree Trimming	2,906.00	458.33	2,447.67	6,001.00	3,666.67	2,334.33	5,500.00
7150.00 · Sprinkler/Irrigation Contract	0.00	183.33	(183.33)	1,235.95	1,466.67	(230.72)	2,200.00
<b>Total 7100.00 · Grounds</b>	<u>8,064.00</u>	<u>6,724.99</u>	<u>1,339.01</u>	<u>49,036.25</u>	<u>53,800.01</u>	<u>(4,763.76)</u>	<u>80,700.00</u>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	666.67	(666.67)	3,270.50	5,333.33	(2,062.83)	8,000.00
7220.00 · Pest Control	0.00	33.33	(33.33)	80.00	266.67	(186.67)	400.00
7225.00 · Maintenance - Self Help	0.00	166.67	(166.67)	0.00	1,333.33	(1,333.33)	2,000.00
<b>Total 7200.00 · Maintenance</b>	<u>0.00</u>	<u>866.67</u>	<u>(866.67)</u>	<u>3,350.50</u>	<u>6,933.33</u>	<u>(3,582.83)</u>	<u>10,400.00</u>
7500.00 · Utilities							
7520.00 · Electric	61.45	88.33	(26.88)	533.67	706.67	(173.00)	1,060.00
7670.00 · Gatehouse Electric Usage	21.98	41.67	(19.69)	178.81	333.33	(154.52)	500.00
<b>Total 7500.00 · Utilities</b>	<u>83.43</u>	<u>130.00</u>	<u>(46.57)</u>	<u>712.48</u>	<u>1,040.00</u>	<u>(327.52)</u>	<u>1,560.00</u>
7800.00 · Administration							
7810.00 · Insurance - Property	318.65	458.33	(139.68)	2,793.97	3,666.67	(872.70)	5,500.00
7820.00 · Professional - Legal	(3,050.02)	5,000.00	(8,050.02)	28,155.95	40,000.00	(11,844.05)	60,000.00
7825.00 · Accounting Services - Audit	0.00	291.67	(291.67)	3,500.00	2,333.33	1,166.67	3,500.00
7830.00 · Division Fees	0.00	5.08	(5.08)	61.25	40.67	20.58	61.00
7840.00 · Income Tax	0.00	33.33	(33.33)	0.00	266.67	(266.67)	400.00
7870.00 · Management Fee	3,294.00	3,600.00	(306.00)	27,747.00	28,800.00	(1,053.00)	43,200.00
7880.00 · Office Supplies/Misc	326.11	362.50	(36.39)	2,838.39	2,900.00	(61.61)	4,350.00
7885.00 · Postage	157.41	316.67	(159.26)	1,396.54	2,533.33	(1,136.79)	3,800.00
7886.00 · Copies/Printing	135.95	333.33	(197.38)	2,106.53	2,666.67	(560.14)	4,000.00
7887.00 · Printing - Mass Mailings	0.00	566.67	(566.67)	909.09	4,533.33	(3,624.24)	6,800.00
<b>Total 7800.00 · Administration</b>	<u>1,182.10</u>	<u>10,967.58</u>	<u>(9,785.48)</u>	<u>69,508.72</u>	<u>87,740.67</u>	<u>(18,231.95)</u>	<u>131,611.00</u>
7900.00 · Other							
7910.00 · Transfer to Reserves	7,587.00	7,587.00	0.00	60,696.00	60,696.00	0.00	91,044.00
<b>Total 7900.00 · Other</b>	<u>7,587.00</u>	<u>7,587.00</u>	<u>0.00</u>	<u>60,696.00</u>	<u>60,696.00</u>	<u>0.00</u>	<u>91,044.00</u>
<b>Total 7000.00 · Disbursements</b>	<u>16,916.53</u>	<u>26,276.24</u>	<u>(9,359.71)</u>	<u>183,303.95</u>	<u>210,210.01</u>	<u>(26,906.06)</u>	<u>315,315.00</u>
<b>Total Expense</b>	<u>16,916.53</u>	<u>26,276.24</u>	<u>(9,359.71)</u>	<u>183,303.95</u>	<u>210,210.01</u>	<u>(26,906.06)</u>	<u>315,315.00</u>
<b>Net Income</b>	<u>6,956.02</u>	<u>0.01</u>	<u>6,956.01</u>	<u>51,384.26</u>	<u>(0.01)</u>	<u>51,384.27</u>	<u>0.00</u>

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