

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

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

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

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking Accounts	62,682		62,682
Money Market Accounts	-	575,858	575,858
Certificate of Deposits	-	-	-
<b>Total Checking/Savings</b>	<u>62,682</u>	<u>575,858</u>	<u>638,540</u>
<b>Other Current Assets</b>			
Assessment Receivable	3,778		3,778
Allowance For Assessments Due	(905)	-	(905)
Accounts Receivable	2,509		2,509
Allowance For Accounts Receivable	(787)		(787)
Fines receivable	40,498		40,498
Allowance For Uncollectible Fines	(34,000)		(34,000)
Due To / (From) Funds	-	-	-
Undeposited Funds	(325)		(325)
Prepaid Expenses (2017 Audit Retainer)	1,700		1,700
Prepaid Insurance	2,390	-	2,390
<b>Total Other Current Assets</b>	<u>14,857</u>	<u>-</u>	<u>14,857</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 77,540</b></u>	<u><b>\$ 575,857</b></u>	<u><b>\$ 653,397</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accrued Expenses Payable	3,500		3,500
Accounts Payable	5,962		5,962
Due To Sunstate	3,660	-	3,660
Deferred Assessments	36,887	15,275	52,163
Prepaid Assessments	285	-	285
<b>Total Current Liabilities</b>	<u>50,295</u>	<u>15,275</u>	<u>65,570</u>
<b>Total Liabilities</b>	<u>50,295</u>	<u>15,275</u>	<u>65,570</u>
<b>Equity</b>			
<b>Restricted equity</b>			
Grounds and Lakes		106,614	106,614
Gatehouse		1,898	1,898
Infrastructure		95,812	95,812
Paving and Sealcoating		325,600	325,600
Wall Painting		24,554	24,554
Interest	-	6,206	6,206
<b>Total restricted equity</b>		<u>560,684</u>	<u>560,684</u>
Operating fund balance	27,142	-	27,142
<b>Total Equity</b>	<u>27,142</u>	<u>560,684</u>	<u>587,826</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>\$ 77,437</b></u>	<u><b>\$ 575,959</b></u>	<u><b>\$ 653,397</b></u>

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

Accrual Basis

October 2017

	Oct 17	Budget	\$ Over Budget	Jan - Oct 17	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
5010.00 · Assessments	18,689.25	18,689.25	0.00	186,892.50	186,892.50	0.00	224,271.00
5010.01 · Members Past Due Interest	0.00			2,920.24			
5011.00 · Reserve Assessment	7,587.00	7,587.00	0.00	75,870.00	75,870.00	0.00	91,044.00
5040.01 · Fines	0.00			21,350.84			
5050.00 · Interest - Operating	9.32			225.27			
5080.00 · Returned Check Charges	0.00			20.00			
<b>Total Income</b>	<b>26,285.57</b>	<b>26,276.25</b>	<b>9.32</b>	<b>287,278.85</b>	<b>262,762.50</b>	<b>24,516.35</b>	<b>315,315.00</b>
<b>Gross Profit</b>	<b>26,285.57</b>	<b>26,276.25</b>	<b>9.32</b>	<b>287,278.85</b>	<b>262,762.50</b>	<b>24,516.35</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)	23,120.00	25,000.00	(1,880.00)	30,000.00
7120.00 · Svc/Replacem/Other	504.00	250.00	254.00	1,255.30	2,500.00	(1,244.70)	3,000.00
7130.00 · Cul-de-sac Maintenance	935.00	1,250.00	(315.00)	9,638.00	12,500.00	(2,862.00)	15,000.00
7135.00 · Lake Treatment	1,911.00	2,083.34	(172.34)	19,110.00	20,833.34	(1,723.34)	25,000.00
7140.00 · Tree Trimming	0.00	458.34	(458.34)	6,001.00	4,583.34	1,417.66	5,500.00
7150.00 · Sprinkler/Irrigation Contract	0.00	183.34	(183.34)	1,510.95	1,833.34	(322.39)	2,200.00
<b>Total 7100.00 · Grounds</b>	<b>5,662.00</b>	<b>6,725.02</b>	<b>(1,063.02)</b>	<b>60,635.25</b>	<b>67,250.02</b>	<b>(6,614.77)</b>	<b>80,700.00</b>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	2,973.22	666.66	2,306.56	6,935.31	6,666.66	268.65	8,000.00
7220.00 · Pest Control	0.00	33.34	(33.34)	120.00	333.34	(213.34)	400.00
7225.00 · Maintenance - Self Help	0.00	166.66	(166.66)	0.00	1,666.66	(1,666.66)	2,000.00
<b>Total 7200.00 · Maintenance</b>	<b>2,973.22</b>	<b>866.66</b>	<b>2,106.56</b>	<b>7,055.31</b>	<b>8,666.66</b>	<b>(1,611.35)</b>	<b>10,400.00</b>
7500.00 · Utilities							
7520.00 · Electric	62.65	88.34	(25.69)	656.97	883.34	(226.37)	1,060.00
7670.00 · Gatehouse Electric Usage	24.99	41.66	(16.67)	228.08	416.66	(188.58)	500.00
<b>Total 7500.00 · Utilities</b>	<b>87.64</b>	<b>130.00</b>	<b>(42.36)</b>	<b>885.05</b>	<b>1,300.00</b>	<b>(414.95)</b>	<b>1,560.00</b>
7800.00 · Administration							
7810.00 · Insurance - Property	318.65	458.34	(139.69)	3,431.27	4,583.34	(1,152.07)	5,500.00
7820.00 · Professional - Legal	4,776.28	5,000.00	(223.72)	36,454.66	50,000.00	(13,545.34)	60,000.00
7825.00 · Accounting Services - Audit	0.00	291.66	(291.66)	3,500.00	2,916.66	583.34	3,500.00
7830.00 · Division Fees	0.00	5.09	(5.09)	61.25	50.84	10.41	61.00
7840.00 · Income Tax	0.00	33.34	(33.34)	0.00	333.34	(333.34)	400.00
7870.00 · Management Fee	3,314.00	3,600.00	(286.00)	34,400.00	36,000.00	(1,600.00)	43,200.00
7880.00 · Office Supplies/Misc	271.90	362.50	(90.60)	3,444.47	3,625.00	(180.53)	4,350.00
7885.00 · Postage	256.15	316.66	(60.51)	1,727.49	3,166.66	(1,439.17)	3,800.00
7886.00 · Copies/Printing	104.00	333.34	(229.34)	2,330.10	3,333.34	(1,003.24)	4,000.00
7887.00 · Printing - Mass Mailings	4,259.10	566.66	3,692.44	6,569.35	5,666.66	902.69	6,800.00
7896.00 · Bad Debt - Expense	0.00			17,700.00			
<b>Total 7800.00 · Administration</b>	<b>13,300.08</b>	<b>10,967.59</b>	<b>2,332.49</b>	<b>109,618.59</b>	<b>109,675.84</b>	<b>(57.25)</b>	<b>131,611.00</b>
7900.00 · Other							
7910.00 · Transfer to Reserves	7,587.00	7,587.00	0.00	75,870.00	75,870.00	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>75,870.00</b>	<b>75,870.00</b>	<b>0.00</b>	<b>91,044.00</b>
<b>Total 7000.00 · Disbursements</b>	<b>29,609.94</b>	<b>26,276.27</b>	<b>3,333.67</b>	<b>254,064.20</b>	<b>262,762.52</b>	<b>(8,698.32)</b>	<b>315,315.00</b>
<b>Total Expense</b>	<b>29,609.94</b>	<b>26,276.27</b>	<b>3,333.67</b>	<b>254,064.20</b>	<b>262,762.52</b>	<b>(8,698.32)</b>	<b>315,315.00</b>
<b>Net Income</b>	<b>(3,324.37)</b>	<b>(0.02)</b>	<b>(3,324.35)</b>	<b>33,214.65</b>	<b>(0.02)</b>	<b>33,214.67</b>	<b>0.00</b>