

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

**TABLE OF CONTENTS:**

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

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

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking Accounts	18,062		18,062
Money Market Accounts	-	575,893	575,893
Certificate of Deposits	-	-	-
<b>Total Checking/Savings</b>	<u>18,062</u>	<u>575,893</u>	<u>593,955</u>
<b>Other Current Assets</b>			
Assessment Receivable	5,028		5,028
Allowance For Assessments Due	(905)	-	(905)
Accounts Receivable	2,509		2,509
Allowance For Accounts Receivable	(787)		(787)
Fines receivable	42,210		42,210
Allowance For Uncollectible Fines	(34,000)		(34,000)
Due To / (From) Funds	23,380	(23,380)	-
Undeposited Funds	(1)		(1)
Prepaid Expenses (2017 Audit Retainer)	1,700		1,700
Prepaid Insurance	2,071	-	2,071
<b>Total Other Current Assets</b>	<u>41,206</u>	<u>(23,380)</u>	<u>17,826</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 59,268</b></u>	<u><b>\$ 552,512</b></u>	<u><b>\$ 611,780</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accrued Expenses Payable	3,500		3,500
Accounts Payable	346		346
Due To Sunstate	3,660	-	3,660
Deferred Assessments	18,198	7,688	25,886
Prepaid Assessments	285	-	285
<b>Total Current Liabilities</b>	<u>25,989</u>	<u>7,688</u>	<u>33,677</u>
<b>Total Liabilities</b>	<u>25,989</u>	<u>7,688</u>	<u>33,677</u>
<b>Equity</b>			
<b>Restricted equity</b>			
Grounds and Lakes		107,601	107,601
Gatehouse		1,898	1,898
Infrastructure		96,874	96,874
Paving and Sealcoating		307,417	307,417
Wall Painting		24,896	24,896
Interest	-	6,241	6,241
<b>Total restricted equity</b>		<u>544,926</u>	<u>544,926</u>
Operating fund balance	33,176	-	33,176
<b>Total Equity</b>	<u>33,176</u>	<u>544,926</u>	<u>578,103</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>\$ 59,166</b></u>	<u><b>\$ 552,614</b></u>	<u><b>\$ 611,780</b></u>

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

Accrual Basis

November 2017

	Nov 17	Budget	\$ Over Budget	Jan - Nov 17	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
5010.00 · Assessments	18,689.25	18,689.25	0.00	205,581.75	205,581.75	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	83,457.00	83,457.00	0.00	91,044.00
5040.01 · Fines	1,800.00			23,150.84			
5050.00 · Interest - Operating	3.65			228.92			
5080.00 · Returned Check Charges	0.00			20.00			
<b>Total Income</b>	<b>28,079.90</b>	<b>26,276.25</b>	<b>1,803.65</b>	<b>315,358.75</b>	<b>289,038.75</b>	<b>26,320.00</b>	<b>315,315.00</b>
<b>Gross Profit</b>	<b>28,079.90</b>	<b>26,276.25</b>	<b>1,803.65</b>	<b>315,358.75</b>	<b>289,038.75</b>	<b>26,320.00</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)	25,432.00	27,500.00	(2,068.00)	30,000.00
7120.00 · Svc/Replacem/Other	234.50	250.00	(15.50)	1,489.80	2,750.00	(1,260.20)	3,000.00
7130.00 · Cul-de-sac Maintenance	935.00	1,250.00	(315.00)	10,573.00	13,750.00	(3,177.00)	15,000.00
7135.00 · Lake Treatment	1,911.00	2,083.33	(172.33)	21,021.00	22,916.67	(1,895.67)	25,000.00
7140.00 · Tree Trimming	0.00	458.33	(458.33)	6,001.00	5,041.67	959.33	5,500.00
7150.00 · Sprinkler/Irrigation Contract	315.00	183.33	131.67	1,825.95	2,016.67	(190.72)	2,200.00
<b>Total 7100.00 · Grounds</b>	<b>5,707.50</b>	<b>6,724.99</b>	<b>(1,017.49)</b>	<b>66,342.75</b>	<b>73,975.01</b>	<b>(7,632.26)</b>	<b>80,700.00</b>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	666.67	(666.67)	6,935.31	7,333.33	(398.02)	8,000.00
7220.00 · Pest Control	40.00	33.33	6.67	160.00	366.67	(206.67)	400.00
7225.00 · Maintenance - Self Help	0.00	166.67	(166.67)	0.00	1,833.33	(1,833.33)	2,000.00
<b>Total 7200.00 · Maintenance</b>	<b>40.00</b>	<b>866.67</b>	<b>(826.67)</b>	<b>7,095.31</b>	<b>9,533.33</b>	<b>(2,438.02)</b>	<b>10,400.00</b>
7500.00 · Utilities							
7520.00 · Electric	58.66	88.33	(29.67)	715.63	971.67	(256.04)	1,060.00
7670.00 · Gatehouse Electric Usage	26.77	41.67	(14.90)	254.85	458.33	(203.48)	500.00
<b>Total 7500.00 · Utilities</b>	<b>85.43</b>	<b>130.00</b>	<b>(44.57)</b>	<b>970.48</b>	<b>1,430.00</b>	<b>(459.52)</b>	<b>1,560.00</b>
7800.00 · Administration							
7810.00 · Insurance - Property	318.65	458.33	(139.68)	3,749.92	5,041.67	(1,291.75)	5,500.00
7820.00 · Professional - Legal	3,628.56	5,000.00	(1,371.44)	40,083.22	55,000.00	(14,916.78)	60,000.00
7825.00 · Accounting Services - Audit	0.00	291.67	(291.67)	3,500.00	3,208.33	291.67	3,500.00
7830.00 · Division Fees	0.00	5.08	(5.08)	61.25	55.92	5.33	61.00
7840.00 · Income Tax	0.00	33.33	(33.33)	0.00	366.67	(366.67)	400.00
7870.00 · Management Fee	3,404.00	3,600.00	(196.00)	37,804.00	39,600.00	(1,796.00)	43,200.00
7880.00 · Office Supplies/Misc	540.65	362.50	178.15	3,985.12	3,987.50	(2.38)	4,350.00
7885.00 · Postage	337.62	316.67	20.95	2,065.11	3,483.33	(1,418.22)	3,800.00
7886.00 · Copies/Printing	356.73	333.33	23.40	2,686.83	3,666.67	(979.84)	4,000.00
7887.00 · Printing - Mass Mailings	39.56	566.67	(527.11)	6,608.91	6,233.33	375.58	6,800.00
7896.00 · Bad Debt - Expense	0.00			17,700.00			
<b>Total 7800.00 · Administration</b>	<b>8,625.77</b>	<b>10,967.58</b>	<b>(2,341.81)</b>	<b>118,244.36</b>	<b>120,643.42</b>	<b>(2,399.06)</b>	<b>131,611.00</b>
7900.00 · Other							
7910.00 · Transfer to Reserves	7,587.00	7,587.00	0.00	83,457.00	83,457.00	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>83,457.00</b>	<b>83,457.00</b>	<b>0.00</b>	<b>91,044.00</b>
<b>Total 7000.00 · Disbursements</b>	<b>22,045.70</b>	<b>26,276.24</b>	<b>(4,230.54)</b>	<b>276,109.90</b>	<b>289,038.76</b>	<b>(12,928.86)</b>	<b>315,315.00</b>
<b>Total Expense</b>	<b>22,045.70</b>	<b>26,276.24</b>	<b>(4,230.54)</b>	<b>276,109.90</b>	<b>289,038.76</b>	<b>(12,928.86)</b>	<b>315,315.00</b>
<b>Net Income</b>	<b>6,034.20</b>	<b>0.01</b>	<b>6,034.19</b>	<b>39,248.85</b>	<b>(0.01)</b>	<b>39,248.86</b>	<b>0.00</b>