

**JACARANDA WEST HOA #1, INC.**  
**FINANCIAL REPORTS**  
**March 31, 2018**

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STATEMENTS OF INCOME AND EXPENSE -  
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**Prepared By: Sunstate Association Management Group, Inc.**

**Jacaranda West HOA #1, Inc**  
**Statements of Assets, Liabilities and Fund Balance**  
**As of March 31, 2018**

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking Accounts	246,661		246,661
Money Market Accounts	-	417,422	417,422
Certificate of Deposits	-	106,482	106,482
<b>Total Checking/Savings</b>	<u>246,661</u>	<u>523,904</u>	<u>770,565</u>
<b>Other Current Assets</b>			
Assessment Receivable	13,019		13,019
Allowance For Assessments Due	(1,230)	-	(1,230)
Accounts Receivable	9,193		9,193
Allowance For Accounts Receivable	(787)		(787)
Fines receivable	32,210		32,210
Allowance For Uncollectible Fines	(34,000)		(34,000)
Due To / (From) Funds	(91,044)	91,044	-
Undeposited Funds	685		685
Prepaid Insurance	797	-	797
<b>Total Other Current Assets</b>	<u>(71,157)</u>	<u>91,044</u>	<u>19,887</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 175,504</b></u>	<u><b>\$ 614,947</b></u>	<u><b>\$ 790,451</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accrued Expenses Payable	1,800		1,800
Accounts Payable	1,131		1,131
Due To Sunstate	3,506	-	3,506
Deferred Assessments	235,500	-	235,500
Prepaid Assessments	0	-	0
<b>Total Current Liabilities</b>	<u>241,938</u>	<u>-</u>	<u>241,938</u>
<b>Total Liabilities</b>	<u>241,938</u>	<u>-</u>	<u>241,938</u>
<b>Equity</b>			
<b>Restricted equity</b>			
Grounds and Lakes		111,546	111,546
Gatehouse		1,898	1,898
Infrastructure		101,123	101,123
Paving and Sealcoating		297,644	297,644
Wall Painting		26,261	26,261
Interest	-	8,192	8,192
<b>Total restricted equity</b>		<u>546,664</u>	<u>546,664</u>
Operating fund balance	1,849	-	1,849
<b>Total Equity</b>	<u>1,849</u>	<u>546,664</u>	<u>548,513</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>\$ 243,787</b></u>	<u><b>\$ 546,664</b></u>	<u><b>\$ 790,451</b></u>

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

March 2018

Accrual Basis

	Mar 18	Budget	\$ Over Budget	Jan - Mar 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
5010.00 · Assessments	18,654.67	18,686.25	(31.58)	55,963.97	56,058.75	(94.78)	224,235.00
5010.01 · Members Past Due Interest	33.68	0.00	33.68	2,435.18	0.00	2,435.18	0.00
5011.00 · Reserve Assessment	7,587.00	7,587.00	0.00	22,761.00	22,761.00	0.00	91,044.00
5040.01 · Fines	0.00	0.00	0.00	(6,000.00)	0.00	(6,000.00)	0.00
5050.00 · Interest - Operating	42.54	0.00	42.54	106.27	0.00	106.27	0.00
<b>Total Income</b>	<b>26,317.89</b>	<b>26,273.25</b>	<b>44.64</b>	<b>75,266.42</b>	<b>78,819.75</b>	<b>(3,553.33)</b>	<b>315,279.00</b>
<b>Gross Profit</b>	<b>26,317.89</b>	<b>26,273.25</b>	<b>44.64</b>	<b>75,266.42</b>	<b>78,819.75</b>	<b>(3,553.33)</b>	<b>315,279.00</b>
<b>Expense</b>							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	2,312.00	3,066.00	(754.00)	6,936.00	9,198.00	(2,262.00)	36,792.00
7120.00 · Svc/Replacem/Other	805.25	312.58	492.67	2,287.95	937.78	1,350.17	3,751.00
7130.00 · Cul-de-sac Maintenance	935.00	1,000.00	(65.00)	2,805.00	3,000.00	(195.00)	12,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	5,733.00	6,019.78	(286.78)	24,079.00
7140.00 · Tree Trimming	0.00	750.00	(750.00)	0.00	2,250.00	(2,250.00)	9,000.00
7150.00 · Sprinkler/Irrigation Contract	275.00	183.33	91.67	550.00	550.03	(0.03)	2,200.00
<b>Total 7100.00 · Grounds</b>	<b>6,238.25</b>	<b>7,318.49</b>	<b>(1,080.24)</b>	<b>18,311.95</b>	<b>21,955.59</b>	<b>(3,643.64)</b>	<b>87,322.00</b>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	666.67	(666.67)	1,388.00	1,999.97	(611.97)	8,000.00
7220.00 · Pest Control	40.00	33.33	6.67	80.00	100.03	(20.03)	400.00
7225.00 · Maintenance - Self Help	0.00	166.67	(166.67)	0.00	499.97	(499.97)	2,000.00
<b>Total 7200.00 · Maintenance</b>	<b>40.00</b>	<b>866.67</b>	<b>(826.67)</b>	<b>1,468.00</b>	<b>2,599.97</b>	<b>(1,131.97)</b>	<b>10,400.00</b>
7500.00 · Utilities							
7520.00 · Electric	61.78	83.33	(21.55)	179.74	250.03	(70.29)	1,000.00
7670.00 · Gatehouse Electric Usage	22.92	25.00	(2.08)	73.37	75.00	(1.63)	300.00
<b>Total 7500.00 · Utilities</b>	<b>84.70</b>	<b>108.33</b>	<b>(23.63)</b>	<b>253.11</b>	<b>325.03</b>	<b>(71.92)</b>	<b>1,300.00</b>
7800.00 · Administration							
7810.00 · Insurance - Property	318.65	366.67	(48.02)	663.95	1,099.97	(436.02)	4,400.00
7820.00 · Professional - Legal	1,263.25	4,583.33	(3,320.08)	6,800.10	13,750.03	(6,949.93)	55,000.00
7825.00 · Accounting Services - Audit	0.00	0.00	0.00	250.00	0.00	250.00	3,500.00
7830.00 · Division Fees	0.00	61.00	(61.00)	61.25	61.00	0.25	61.00
7840.00 · Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	400.00
7870.00 · Management Fee	3,709.00	3,641.83	67.17	10,717.00	10,925.53	(208.53)	43,702.00
7880.00 · Office Supplies/Misc	140.00	362.50	(222.50)	1,225.00	1,087.50	137.50	4,350.00
7885.00 · Postage	126.98	250.00	(123.02)	171.74	750.00	(578.26)	3,000.00
7886.00 · Copies/Printing	146.70	291.67	(144.97)	542.10	874.97	(332.87)	3,500.00
7887.00 · Printing - Mass Mailings	0.00	566.67	(566.67)	1,491.81	1,699.97	(208.16)	6,800.00
<b>Total 7800.00 · Administration</b>	<b>5,704.58</b>	<b>10,123.67</b>	<b>(4,419.09)</b>	<b>21,922.95</b>	<b>30,248.97</b>	<b>(8,326.02)</b>	<b>124,713.00</b>
7900.00 · Other							
7910.00 · Transfer to Reserves	7,587.00	7,587.00	0.00	22,761.00	22,761.00	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>22,761.00</b>	<b>22,761.00</b>	<b>0.00</b>	<b>91,044.00</b>
<b>Total 7000.00 · Disbursements</b>	<b>19,654.53</b>	<b>26,004.16</b>	<b>(6,349.63)</b>	<b>64,717.01</b>	<b>77,890.56</b>	<b>(13,173.55)</b>	<b>315,279.00</b>
<b>Total Expense</b>	<b>19,654.53</b>	<b>26,004.16</b>	<b>(6,349.63)</b>	<b>64,717.01</b>	<b>77,890.56</b>	<b>(13,173.55)</b>	<b>315,279.00</b>
<b>Net Income</b>	<b>6,663.36</b>	<b>269.09</b>	<b>6,394.27</b>	<b>10,549.41</b>	<b>929.19</b>	<b>9,620.22</b>	<b>0.00</b>

Prepared By: Sunstate Management Group