

**JACARANDA WEST HOA #1, INC.**  
**FINANCIAL REPORTS**  
**April 30, 2018**

**TABLE OF CONTENTS:**

STATEMENTS OF ASSETS, LIABILITIES & FUND BALANCE	2
STATEMENTS OF INCOME AND EXPENSE - COMPARISON OF ACTUAL TO BUDGET	4

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

**Jacaranda West HOA #1, Inc**  
**Statements of Assets, Liabilities and Fund Balance**  
As of April 30, 2018

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking Accounts	147,259		147,259
Money Market Accounts	-	506,823	506,823
Certificate of Deposits	-	106,482	106,482
<b>Total Checking/Savings</b>	<u>147,259</u>	<u>613,305</u>	<u>760,564</u>
<b>Other Current Assets</b>			
Assessment Receivable	9,194		9,194
Allowance For Assessments Due	(1,230)	-	(1,230)
Accounts Receivable	8,870		8,870
Allowance For Accounts Receivable	(787)		(787)
Fines receivable	32,210		32,210
Allowance For Uncollectible Fines	(34,000)		(34,000)
Due To / (From) Funds	3,500	(3,500)	-
Undeposited Funds	500		500
Prepaid Insurance	478	-	478
<b>Total Other Current Assets</b>	<u>18,735</u>	<u>(3,500)</u>	<u>15,235</u>
<b>TOTAL ASSETS</b>	<u><b>\$ 165,994</b></u>	<u><b>\$ 609,804</b></u>	<u><b>\$ 775,798</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable	7,930		7,930
Due To Sunstate	4,361	-	4,361
Deferred Assessments	209,258	-	209,258
Prepaid Assessments	65	-	65
<b>Total Current Liabilities</b>	<u>221,615</u>	<u>-</u>	<u>221,615</u>
<b>Total Liabilities</b>	<u>221,615</u>	<u>-</u>	<u>221,615</u>
<b>Equity</b>			
<b>Restricted equity</b>			
Grounds and Lakes		112,532	112,532
Gatehouse		1,898	1,898
Infrastructure		100,487	100,487
Paving and Sealcoating		299,341	299,341
Wall Painting		26,603	26,603
Interest	-	8,247	8,247
<b>Total restricted equity</b>		<u>549,108</u>	<u>549,108</u>
Operating fund balance	5,075	-	5,075
<b>Total Equity</b>	<u>5,075</u>	<u>549,108</u>	<u>554,183</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>\$ 226,690</b></u>	<u><b>\$ 549,108</b></u>	<u><b>\$ 775,798</b></u>

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

Accrual Basis

April 2018

	Apr 18	Budget	\$ Over Budget	Jan - Apr 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
5010.00 · Assessments	18,654.67	18,686.25	(31.58)	74,618.64	74,745.00	(126.36)	224,235.00
5010.01 · Members Past Due Interest	42.85	0.00	42.85	2,478.03	0.00	2,478.03	0.00
5011.00 · Reserve Assessment	7,587.00	7,587.00	0.00	30,348.00	30,348.00	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	33.90	0.00	33.90	140.17	0.00	140.17	0.00
<b>Total Income</b>	<b>26,318.42</b>	<b>26,273.25</b>	<b>45.17</b>	<b>101,584.84</b>	<b>105,093.00</b>	<b>(3,508.16)</b>	<b>315,279.00</b>
<b>Gross Profit</b>	<b>26,318.42</b>	<b>26,273.25</b>	<b>45.17</b>	<b>101,584.84</b>	<b>105,093.00</b>	<b>(3,508.16)</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)	9,248.00	12,264.00	(3,016.00)	36,792.00
7120.00 · Svc/Replacem/Other	1,004.00	312.58	691.42	3,291.95	1,250.36	2,041.59	3,751.00
7130.00 · Cul-de-sac Maintenance	935.00	1,000.00	(65.00)	3,740.00	4,000.00	(260.00)	12,000.00
7135.00 · Lake Treatment	1,911.00	2,006.58	(95.58)	7,644.00	8,026.36	(382.36)	24,079.00
7140.00 · Tree Trimming	3,564.00	750.00	2,814.00	3,564.00	3,000.00	564.00	9,000.00
7150.00 · Sprinkler/Irrigation Contract	0.00	183.33	(183.33)	550.00	733.36	(183.36)	2,200.00
<b>Total 7100.00 · Grounds</b>	<b>9,726.00</b>	<b>7,318.49</b>	<b>2,407.51</b>	<b>28,037.95</b>	<b>29,274.08</b>	<b>(1,236.13)</b>	<b>87,822.00</b>
7200.00 · Maintenance							
7210.00 · Repairs & Maintenance	0.00	666.67	(666.67)	1,388.00	2,666.64	(1,278.64)	8,000.00
7220.00 · Pest Control	0.00	33.33	(33.33)	80.00	133.36	(53.36)	400.00
7225.00 · Maintenance - Self Help	0.00	166.67	(166.67)	0.00	666.64	(666.64)	2,000.00
<b>Total 7200.00 · Maintenance</b>	<b>0.00</b>	<b>866.67</b>	<b>(866.67)</b>	<b>1,468.00</b>	<b>3,466.64</b>	<b>(1,998.64)</b>	<b>10,400.00</b>
7500.00 · Utilities							
7520.00 · Electric	59.50	83.33	(23.83)	239.24	333.36	(94.12)	1,000.00
7670.00 · Gatehouse Electric Usage	21.75	25.00	(3.25)	95.12	100.00	(4.88)	300.00
<b>Total 7500.00 · Utilities</b>	<b>81.25</b>	<b>108.33</b>	<b>(27.08)</b>	<b>334.36</b>	<b>433.36</b>	<b>(99.00)</b>	<b>1,300.00</b>
7800.00 · Administration							
7810.00 · Insurance - Property	318.65	366.67	(48.02)	982.60	1,466.64	(484.04)	4,400.00
7820.00 · Professional - Legal	1,277.18	4,583.33	(3,306.15)	8,077.28	18,333.36	(10,256.08)	55,000.00
7825.00 · Accounting Services - Audit	0.00	3,500.00	(3,500.00)	250.00	3,500.00	(3,250.00)	3,500.00
7830.00 · Division Fees	0.00	0.00	0.00	61.25	61.00	0.25	61.00
7840.00 · Income Tax	0.00	400.00	(400.00)	0.00	400.00	(400.00)	400.00
7870.00 · Management Fee	3,319.00	3,641.83	(322.83)	14,036.00	14,567.36	(531.36)	43,702.00
7880.00 · Office Supplies/Misc	282.68	362.50	(79.82)	1,507.68	1,450.00	57.68	4,350.00
7885.00 · Postage	76.20	250.00	(173.80)	247.94	1,000.00	(752.06)	3,000.00
7886.00 · Copies/Printing	257.70	291.67	(33.97)	799.80	1,166.64	(366.84)	3,500.00
7887.00 · Printing - Mass Mailings	166.87	566.67	(399.80)	1,658.68	2,266.64	(607.96)	6,800.00
<b>Total 7800.00 · Administration</b>	<b>5,698.28</b>	<b>13,962.67</b>	<b>(8,264.39)</b>	<b>27,621.23</b>	<b>44,211.64</b>	<b>(16,590.41)</b>	<b>124,713.00</b>
7900.00 · Other							
7910.00 · Transfer to Reserves	7,587.00	7,587.00	0.00	30,348.00	30,348.00	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>30,348.00</b>	<b>30,348.00</b>	<b>0.00</b>	<b>91,044.00</b>
<b>Total 7000.00 · Disbursements</b>	<b>23,092.53</b>	<b>29,843.16</b>	<b>(6,750.63)</b>	<b>87,809.54</b>	<b>107,733.72</b>	<b>(19,924.18)</b>	<b>315,279.00</b>
<b>Total Expense</b>	<b>23,092.53</b>	<b>29,843.16</b>	<b>(6,750.63)</b>	<b>87,809.54</b>	<b>107,733.72</b>	<b>(19,924.18)</b>	<b>315,279.00</b>
<b>Net Income</b>	<b>3,225.89</b>	<b>(3,569.91)</b>	<b>6,795.80</b>	<b>13,775.30</b>	<b>(2,640.72)</b>	<b>16,416.02</b>	<b>0.00</b>

Prepared By: Sunstate Management Group