

Wisteria Park HOA INC

FINANCIAL STATEMENTS

FOR THE PERIOD ENDING JANUARY 31, 2017

Accountant: Cheryl Price

Cheryl@ArgusMgmt.com

941-927-6464 ext 113

Manager: Steve Brockenshire

steve@ArgusMgmt.com

941-927-6464 ext 139

PREPARED BY: ARGUS PROPERTY MANAGEMENT, INC.

Wisteria Park HOA Inc

Balance Sheet

	<u>Jan 31, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	322,374.78
1020 · Reserve Accounts	89,449.27
Total Checking/Savings	411,824.05
Accounts Receivable	
1040 · Assessment Receivable	4,412.47
Total Accounts Receivable	4,412.47
Other Current Assets	
1050 · Prepaid Insurance	4,786.86
1210 · Utility Deposits	50.00
Total Other Current Assets	4,836.86
Total Current Assets	421,073.38
Other Assets	
1140 · Allowance for Bad Debt	(267.29)
Total Other Assets	(267.29)
TOTAL ASSETS	<u>420,806.09</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	814.33
Total Accounts Payable	814.33
Other Current Liabilities	
3015 · Accrued Expense	1,290.02
3020 · Premium Assignment Loan	1,559.34
3031 · Deferred Assessments	75,984.00
3040 · Prepaid Assessments	12,223.25
Total Other Current Liabilities	91,056.61
Total Current Liabilities	91,870.94
Long Term Liabilities	
3500 · Reserve Fund	89,449.27
Total Long Term Liabilities	89,449.27
Total Liabilities	181,320.21
Equity	
3990 · Operating Fund Balance	231,486.36
Net Income	7,999.52
Total Equity	239,485.88
TOTAL LIABILITIES & EQUITY	<u>420,806.09</u>

Wisteria Park HOA Inc

Reserve Report

	Jan 17
3500 · Reserve Fund	
3610 · Pooled Reserve Fund	
3611 · Beg Bal - Pooled Reserve Fund	84,383.54
3612 · Allocation - Pooled Reserve Fun	3,062.50
3613 · Expense - Pooled Reserve Fund	0.00
Total 3610 · Pooled Reserve Fund	87,446.04
3890 · Reserve Interest	
3891 · Beg. Bal. - Interest	1,983.61
3892 · Earned YTD - Interest	19.62
Total 3890 · Reserve Interest	2,003.23
Total 3500 · Reserve Fund	89,449.27
TOTAL	89,449.27

Wisteria Park HOA Inc
Profit & Loss Budget vs. Actual

	Jan 17	Budget	\$ Over Budget
Income			
5010 · Assessments	26,265.50	26,275.00	(9.50)
5011 · Supplemental Lot Assessments	8,664.00	8,650.00	14.00
5012 · Cable & Internet Income	0.00	0.00	0.00
5040 · Other	0.00	0.00	0.00
5045 · Late Fee Income	275.78	0.00	275.78
5050 · Interest	84.14	0.00	84.14
Total Income	35,289.42	34,925.00	364.42
Gross Profit	35,289.42	34,925.00	364.42
Expense			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract Common Area	4,115.00	4,108.34	6.66
7111-S · Grounds Contract - Maint Free	6,120.00	5,758.34	361.66
7125 · Landscape - Renewal & Replace	0.00	1,083.34	(1,083.34)
7130 · Mulch Common	0.00	866.66	(866.66)
7131-S · Mulch Maint Free	0.00	1,250.00	(1,250.00)
7140 · Palm Tree Trimming	0.00	291.66	(291.66)
7141-S · Palm Tree Trimming-Maint Free	0.00	366.66	(366.66)
7150 · Irrigation Repairs & Maint-Comm	0.00	500.00	(500.00)
7151-S · Irrig Repair & Maint-Maint Free	0.00	1,083.34	(1,083.34)
7160 · Waterway Maintenance	345.01	666.66	(321.65)
7165 · Wetland Monitor	0.00	25.00	(25.00)
Total 7100 · Grounds	10,580.01	16,000.00	(5,419.99)
7300 · Amenities Expense			
7310 · Pool Contract	325.00	358.34	(33.34)
7315 · Pool Repairs	0.00	500.00	(500.00)
7320 · Cabana/Pool Area Maintenance	600.00	1,500.00	(900.00)
7335 · Pool Permit	0.00	33.34	(33.34)
7340 · Common Property Maint & Repair	0.00	416.66	(416.66)
7345 · Pressure Washing	0.00	83.34	(83.34)
7350 · Pool Heat	762.93	750.00	12.93
Total 7300 · Amenities Expense	1,687.93	3,641.68	(1,953.75)
7500 · Utilities			
7510 · Irrigation Water (Reclaimed)	1,455.65	1,166.66	288.99
7520 · Electric	446.76	516.66	(69.90)
7530 · Community Bulk Cable Contract	9,983.33	10,500.00	(516.67)
Total 7500 · Utilities	11,885.74	12,183.32	(297.58)
7800 · Administration			
7810 · Insurance - Property	769.77	591.66	178.11
7820 · Legal/Professional	214.26	583.34	(369.08)
7825 · Accounting Services	0.00	208.34	(208.34)
7830 · Division Fees	0.00	8.34	(8.34)
7870 · Management Fee-Common	1,191.67	1,191.66	0.01
7871-S · Management Fee-Maint Free	191.67	191.66	0.01
7875 · Telephone	50.02	66.66	(16.64)
7880 · Office Supplies, Postage, etc.	635.50	166.66	468.84
7885 · Bank Service Charge	0.00	8.34	(8.34)
7890 · Bad Debt Expense	83.33	83.34	(0.01)
Total 7800 · Administration	3,136.22	3,100.00	36.22
Total 7000 · Disbursements	27,289.90	34,925.00	(7,635.10)
Total Expense	27,289.90	34,925.00	(7,635.10)
Net Income	7,999.52	0.00	7,999.52