

WISTERIA PARK HOMEOWNERS ASSOCIATION, INC

FINANCIAL STATEMENTS

FOR THE PERIOD ENDING APRIL 30, 2017

Accountant: Cheryl Price
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PREPARED BY: ARGUS PROPERTY MANAGEMENT, INC.

Wisteria Park HOA Inc

Balance Sheet

	<u>Apr 30, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	325997.40
1020 · Reserve Accounts	97,543.72
Total Checking/Savings	423541.12
Accounts Receivable	
1040 · Assessment Receivable	7,164.33
Total Accounts Receivable	7,164.33
Other Current Assets	
1050 · Prepaid Insurance	2,672.07
1210 · Utility Deposits	50.00
Total Other Current Assets	2,722.07
Total Current Assets	433427.52
Other Assets	
1140 · Allowance for Bad Debt	(517.28)
Total Other Assets	(517.28)
TOTAL ASSETS	<u>432910.24</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
3015 · Accrued Expense	690.02
3031 · Deferred Assessments	75,984.00
3040 · Prepaid Assessments	11,364.35
Total Other Current Liabilities	88,038.37
Total Current Liabilities	88,038.37
Long Term Liabilities	
3500 · Reserve Fund	97,543.72
Total Long Term Liabilities	97,543.72
Total Liabilities	185582.09
Equity	
3990 · Operating Fund Balance	231486.36
3996 · East side Maint Surplus Refund	(5,964.00)
Net Income	21,805.79
Total Equity	247328.15
TOTAL LIABILITIES & EQUITY	<u>432910.24</u>

Wisteria Park HOA Inc

Reserve Report

	<u>Apr 17</u>
3500 · Reserve Fund	
3610 · Pooled Reserve Fund	
3611 · Beg Bal - Pooled Reserve Fund	84,383.54
3612 · Allocation - Pooled Reserve Fun	12,250.00
3613 · Expense - Pooled Reserve Fund	<u>(1,153.00)</u>
Total 3610 · Pooled Reserve Fund	95,480.54
3890 · Reserve Interest	
3891 · Beg. Bal. - Interest	1,983.61
3892 · Earned YTD - Interest	<u>79.57</u>
Total 3890 · Reserve Interest	2,063.18
Total 3500 · Reserve Fund	97,543.72
TOTAL	<u>97,543.72</u>

Wisteria Park HOA Inc
Profit & Loss Budget vs. Actual

	Apr 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	0.00	0.00	0.00
5050 · Interest	80.40	0.00	80.40
Total Income	35,009.90	34,925.00	84.90
Gross Profit	35,009.90	34,925.00	84.90
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	3,150.00	1,083.34	2,066.66
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 Fr...	0.00	366.66	(366.66)
7150 · Irrigation Repairs & Maint-Comm	0.00	500.00	(500.00)
7151-S · Irrig Repair & Maint-Maint Free	342.72	1,083.34	(740.62)
7160 · Waterway Maintenance	346.63	666.66	(320.03)
7165 · Wetland Monitor	0.00	25.00	(25.00)
Total 7100 · Grounds	14,074.35	16,000.00	(1,925.65)
7300 · Amenities Expense			
7310 · Pool Contract	325.00	358.34	(33.34)
7315 · Pool Repairs	490.46	500.00	(9.54)
7320 · Cabana/Pool Area Maintenance	0.00	1,500.00	(1,500.00)
7335 · Pool Permit	0.00	33.34	(33.34)
7340 · Common Property Maint & Rep...	698.36	416.66	281.70
7345 · Pressure Washing	0.00	83.34	(83.34)
7350 · Pool Heat	677.14	750.00	(72.86)
Total 7300 · Amenities Expense	2,190.96	3,641.68	(1,450.72)
7500 · Utilities			
7510 · Irrigation Water (Reclaimed)	868.99	1,166.66	(297.67)
7520 · Electric	403.29	516.66	(113.37)
7530 · Community Bulk Cable Contract	10,005.01	10,500.00	(494.99)
Total 7500 · Utilities	11,277.29	12,183.32	(906.03)
7800 · Administration			
7810 · Insurance - Property	649.75	591.66	58.09
7820 · Legal/Professional	1,785.00	583.34	1,201.66
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.	0.00	166.66	(166.66)
7885 · Bank Service Charge	1.05	8.34	(7.29)
7890 · Bad Debt Expense	83.33	83.34	(0.01)
Total 7800 · Administration	3,952.49	3,100.00	852.49
Total 7000 · Disbursements	31,495.09	34,925.00	(3,429.91)
Total Expense	31,495.09	34,925.00	(3,429.91)
Net Income	3,514.81	0.00	3,514.81

Wisteria Park HOA Inc

Profit & Loss Budget vs. Actual YTD

	Jan - Apr 17	Budget	\$ Over Bu...
Income			
5010 · Assessments	105,062.00	105,100.00	(38.00)
5011 · Supplemental Lot Assessments	34,656.00	34,600.00	56.00
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	311.67	0.00	311.67
Total Income	140,305.45	139,700.00	605.45
Gross Profit	140,305.45	139,700.00	605.45
Expense			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract Common Area	16,460.00	16,433.34	26.66
7111-S · Grounds Contract - Maint Free	24,480.00	23,033.34	1,446.66
7125 · Landscape - Renewal & Replace	4,230.00	4,333.34	(103.34)
7130 · Mulch Common	0.00	3,466.66	(3,466.66)
7131-S · Mulch Maint Free	0.00	5,000.00	(5,000.00)
7140 · Palm Tree Trimming	0.00	1,166.66	(1,166.66)
7141-S · Palm Tree Trimming-Maint Free	0.00	1,466.66	(1,466.66)
7150 · Irrigation Repairs & Maint-Comm	145.83	2,000.00	(1,854.17)
7151-S · Irrig Repair & Maint-Maint Free	1,351.72	4,333.34	(2,981.62)
7160 · Waterway Maintenance	1,384.89	2,666.66	(1,281.77)
7165 · Wetland Monitor	0.00	100.00	(100.00)
Total 7100 · Grounds	48,052.44	64,000.00	(15,947.56)
7300 · Amenities Expense			
7310 · Pool Contract	1,300.00	1,433.34	(133.34)
7315 · Pool Repairs	3,219.88	2,000.00	1,219.88
7320 · Cabana/Pool Area Maintenance	1,079.28	6,000.00	(4,920.72)
7335 · Pool Permit	0.00	133.34	(133.34)
7340 · Common Property Maint & Repair	2,424.19	1,666.66	757.53
7345 · Pressure Washing	0.00	333.34	(333.34)
7350 · Pool Heat	3,284.30	3,000.00	284.30
Total 7300 · Amenities Expense	11,307.65	14,566.68	(3,259.03)
7500 · Utilities			
7510 · Irrigation Water (Reclaimed)	4,551.71	4,666.66	(114.95)
7520 · Electric	1,581.76	2,066.66	(484.90)
7530 · Community Bulk Cable Contract	39,998.36	42,000.00	(2,001.64)
Total 7500 · Utilities	46,131.83	48,733.32	(2,601.49)
7800 · Administration			
7810 · Insurance - Property	2,884.56	2,366.66	517.90
7820 · Legal/Professional	3,152.07	2,333.34	818.73
7825 · Accounting Services	0.00	833.34	(833.34)
7830 · Division Fees	61.25	33.34	27.91
7870 · Management Fee-Common	4,766.68	4,766.66	0.02
7871-S · Management Fee-Maint Free	766.68	766.66	0.02
7875 · Telephone	200.08	266.66	(66.58)
7880 · Office Supplies, Postage, etc.	842.05	666.66	175.39
7885 · Bank Service Charge	1.05	33.34	(32.29)
7890 · Bad Debt Expense	333.32	333.34	(0.02)

Wisteria Park HOA Inc
Profit & Loss Budget vs. Actual YTD

	<u>Jan - Apr 17</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
Total 7800 · Administration	<u>13,007.74</u>	<u>12,400.00</u>	<u>607.74</u>
Total 7000 · Disbursements	<u>118,499.66</u>	<u>139,700.00</u>	<u>(21,200.34)</u>
Total Expense	<u>118,499.66</u>	<u>139,700.00</u>	<u>(21,200.34)</u>
Net Income	<u>21,805.79</u>	<u>0.00</u>	<u>21,805.79</u>