



FINANCIAL REPORTS
May 31, 2017

Prepared By: Sunstate Association Management Group, Inc.

06/21/17

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance
As of May 31, 2017

	May 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Stonegate Oper*4972	138,442.23
1015 · Cadence Oper MM*1509	170,739.32
1019 · Due (to)/from Reserves	(11,293.05)
Total 1010 · Checking	297,888.50
1020 · Reserve Accounts	
1022 · Stonegate Res MM*4980	89,335.93
1029 · Due (to)/from Operating	11,293.05
Total 1020 · Reserve Accounts	100,628.98
Total Checking/Savings	398,517.48
Accounts Receivable	(7,418.02)
Other Current Assets	
1050 · Prepaid Insurance	1,966.56
1210 · Utility Deposits	50.00
Total Other Current Assets	2,016.56
Total Current Assets	393,116.02
Other Assets	
1140 · Allowance for Bad Debt	(600.61)
Total Other Assets	(600.61)
TOTAL ASSETS	392,515.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	202.36
Other Current Liabilities	
3015 · Accrued Expense	690.02
3031 · Deferred Assessments	37,992.00
Total Other Current Liabilities	38,682.02
Total Current Liabilities	38,884.38
Long Term Liabilities	
3500 · Reserve Fund	100,628.98
Total Long Term Liabilities	100,628.98
Total Liabilities	139,513.36
Equity	
3990 · Operating Fund Balance	231,486.36
3996 · East side Maint Surplus Refund	(5,964.00)
Net Income	27,479.69
Total Equity	253,002.05
TOTAL LIABILITIES & EQUITY	392,515.41

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 May 2017

	May 17	Budget	\$ Over Budget	Jan - May 17	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010 · Assessments	26,265.50	26,275.00	(9.50)	131,327.50	131,375.00	(47.50)	315,300.00
5011 · Supplemental Lot Assessments	8,664.00	8,650.00	14.00	43,320.00	43,250.00	70.00	103,800.00
5012 · Cable & Internet Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5040 · Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5045 · Late Fee Income	0.00	0.00	0.00	275.78	0.00	275.78	0.00
5050 · Interest	50.74	0.00	50.74	362.41	0.00	362.41	0.00
Total Income	34,980.24	34,925.00	55.24	175,285.69	174,625.00	660.69	419,100.00
Gross Profit	34,980.24	34,925.00	55.24	175,285.69	174,625.00	660.69	419,100.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,115.00	4,108.33	6.67	20,575.00	20,541.67	33.33	49,300.00
7111-S · Grounds Contract - Maint Free	6,120.00	5,758.33	361.67	30,600.00	28,791.67	1,808.33	69,100.00
7125 · Landscape - Renewal & Replace	0.00	1,083.33	(1,083.33)	4,230.00	5,416.67	(1,186.67)	13,000.00
7130 · Mulch Common	0.00	866.67	(866.67)	0.00	4,333.33	(4,333.33)	10,400.00
7131-S · Mulch Maint Free	0.00	1,250.00	(1,250.00)	0.00	6,250.00	(6,250.00)	15,000.00
7140 · Palm Tree Trimming	0.00	291.67	(291.67)	0.00	1,458.33	(1,458.33)	3,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	366.67	(366.67)	0.00	1,833.33	(1,833.33)	4,400.00
7150 · Irrigation Repairs & Maint-Comm	0.00	500.00	(500.00)	145.83	2,500.00	(2,354.17)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	0.00	1,083.33	(1,083.33)	1,351.72	5,416.67	(4,064.95)	13,000.00
7160 · Waterway Maintenance	0.00	666.67	(666.67)	1,384.89	3,333.33	(1,948.44)	8,000.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	125.00	(125.00)	300.00
Total 7100 · Grounds	10,235.00	16,000.00	(5,765.00)	58,287.44	80,000.00	(21,712.56)	192,000.00
7300 · Amenities Expense							
7310 · Pool Contract	325.00	358.33	(33.33)	1,625.00	1,791.67	(166.67)	4,300.00
7315 · Pool Repairs	0.00	500.00	(500.00)	3,219.88	2,500.00	719.88	6,000.00
7320 · Cabana/Pool Area Maintenance	0.00	1,500.00	(1,500.00)	1,079.28	7,500.00	(6,420.72)	18,000.00
7335 · Pool Permit	375.35	33.33	342.02	375.35	166.67	208.68	400.00
7340 · Common Property Maint & Repair	300.00	416.67	(116.67)	2,724.19	2,083.33	640.86	5,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	416.67	(416.67)	1,000.00
7350 · Pool Heat	381.90	750.00	(368.10)	3,666.20	3,750.00	(83.80)	9,000.00
Total 7300 · Amenities Expense	1,382.25	3,641.66	(2,259.41)	12,689.90	18,208.34	(5,518.44)	43,700.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,094.08	1,166.67	(72.59)	5,645.79	5,833.33	(187.54)	14,000.00
7520 · Electric	414.55	516.67	(102.12)	1,996.31	2,583.33	(587.02)	6,200.00
7530 · Community Bulk Cable Contract	10,005.01	10,500.00	(494.99)	50,003.37	52,500.00	(2,496.63)	126,000.00
Total 7500 · Utilities	11,513.64	12,183.34	(669.70)	57,645.47	60,916.66	(3,271.19)	146,200.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

May 2017

	May 17	Budget	\$ Over Budget	Jan - May 17	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	705.51	591.67	113.84	3,590.07	2,958.33	631.74	7,100.00
7820 · Legal/Professional	0.00	583.33	(583.33)	3,152.07	2,916.67	235.40	7,000.00
7825 · Accounting Services	2,200.00	208.33	1,991.67	2,200.00	1,041.67	1,158.33	2,500.00
7830 · Division Fees	0.00	8.33	(8.33)	61.25	41.67	19.58	100.00
7870 · Management Fee-Common	2,483.83	1,191.67	1,292.16	7,250.51	5,958.33	1,292.18	14,300.00
7871-S · Management Fee-Maint Free	399.51	191.67	207.84	1,166.19	958.33	207.86	2,300.00
7875 · Telephone	50.02	66.67	(16.65)	250.10	333.33	(83.23)	800.00
7880 · Office Supplies, Postage, etc.	253.25	166.67	86.58	1,095.30	833.33	261.97	2,000.00
7885 · Bank Service Charge	0.00	8.33	(8.33)	1.05	41.67	(40.62)	100.00
7890 · Bad Debt Expense	83.33	83.33	0.00	416.65	416.67	(0.02)	1,000.00
Total 7800 · Administration	6,175.45	3,100.00	3,075.45	19,183.19	15,500.00	3,683.19	37,200.00
Total 7000 · Disbursements	29,306.34	34,925.00	(5,618.66)	147,806.00	174,625.00	(26,819.00)	419,100.00
Total Expense	29,306.34	34,925.00	(5,618.66)	147,806.00	174,625.00	(26,819.00)	419,100.00
Net Income	5,673.90	0.00	5,673.90	27,479.69	0.00	27,479.69	0.00