



FINANCIAL REPORTS
June 30, 2017

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

07/10/17

Wisteria Park HOA Inc

Statement of Assets, Liabilities, & Fund Balance

As of June 30, 2017

	Jun 30, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Stonegate Oper*4972	157,528.95
1015 · Cadence Oper MM*1509	170,788.44
1019 · Due (to)/from Reserves	(14,355.55)
Total 1010 · Checking	313,961.84
1020 · Reserve Accounts	
1022 · Stonegate Res MM*4980	89,357.96
1029 · Due (to)/from Operating	14,355.55
Total 1020 · Reserve Accounts	103,713.51
Total Checking/Savings	417,675.35
Accounts Receivable	(55,425.02)
Other Current Assets	
1050 · Prepaid Insurance	1,311.04
1210 · Utility Deposits	50.00
Total Other Current Assets	1,361.04
Total Current Assets	363,611.37
Other Assets	
1140 · Allowance for Bad Debt	(683.94)
Total Other Assets	(683.94)
TOTAL ASSETS	362,927.43
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	3,590.96
Other Current Liabilities	
3015 · Accrued Expense	690.02
Total Other Current Liabilities	690.02
Total Current Liabilities	4,280.98
Long Term Liabilities	
3500 · Reserve Fund	103,713.51
Total Long Term Liabilities	103,713.51
Total Liabilities	107,994.49
Equity	
3990 · Operating Fund Balance	231,486.36
3996 · East side Maint Surplus Refund	(5,964.00)
Net Income	29,410.58
Total Equity	254,932.94
TOTAL LIABILITIES & EQUITY	362,927.43

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

June 2017

	Jun 17	Budget	\$ Over Budget	Jan - Jun 17	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010 · Assessments	26,265.50	26,275.00	(9.50)	157,593.00	157,650.00	(57.00)	315,300.00
5011 · Supplemental Lot Assessments	8,664.00	8,650.00	14.00	51,984.00	51,900.00	84.00	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	100.98	0.00	100.98	463.39	0.00	463.39	0.00
Total Income	35,030.48	34,925.00	105.48	210,316.17	209,550.00	766.17	419,100.00
Gross Profit	35,030.48	34,925.00	105.48	210,316.17	209,550.00	766.17	419,100.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,115.00	4,108.33	6.67	24,690.00	24,650.00	40.00	49,300.00
7111-S · Grounds Contract - Maint Free	6,120.00	5,758.33	361.67	36,720.00	34,550.00	2,170.00	69,100.00
7125 · Landscape - Renewal & Replace	227.00	1,083.33	(856.33)	4,457.00	6,500.00	(2,043.00)	13,000.00
7130 · Mulch Common	0.00	866.67	(866.67)	0.00	5,200.00	(5,200.00)	10,400.00
7131-S · Mulch Maint Free	0.00	1,250.00	(1,250.00)	0.00	7,500.00	(7,500.00)	15,000.00
7140 · Palm Tree Trimming	900.00	291.67	608.33	900.00	1,750.00	(850.00)	3,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	366.67	(366.67)	0.00	2,200.00	(2,200.00)	4,400.00
7150 · Irrigation Repairs & Maint-Comm	1,452.67	500.00	952.67	1,598.50	3,000.00	(1,401.50)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	829.29	1,083.33	(254.04)	2,181.01	6,500.00	(4,318.99)	13,000.00
7160 · Waterway Maintenance	2,547.62	666.67	1,880.95	3,932.51	4,000.00	(67.49)	8,000.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	150.00	(150.00)	300.00
Total 7100 · Grounds	16,191.58	16,000.00	191.58	74,479.02	96,000.00	(21,520.98)	192,000.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	358.33	41.67	2,025.00	2,150.00	(125.00)	4,300.00
7315 · Pool Repairs	846.11	500.00	346.11	4,065.99	3,000.00	1,065.99	6,000.00
7320 · Cabana/Pool Area Maintenance	0.00	1,500.00	(1,500.00)	1,079.28	9,000.00	(7,920.72)	18,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.35	200.00	175.35	400.00
7340 · Common Property Maint & Repair	719.13	416.67	302.46	3,443.32	2,500.00	943.32	5,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	500.00	(500.00)	1,000.00
7350 · Pool Heat	160.41	750.00	(589.59)	3,826.61	4,500.00	(673.39)	9,000.00
Total 7300 · Amenities Expense	2,125.65	3,641.66	(1,516.01)	14,815.55	21,850.00	(7,034.45)	43,700.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,748.94	1,166.67	582.27	7,394.73	7,000.00	394.73	14,000.00
7520 · Electric	408.24	516.67	(108.43)	2,404.55	3,100.00	(695.45)	6,200.00
7530 · Community Bulk Cable Contract	10,006.56	10,500.00	(493.44)	60,009.93	63,000.00	(2,990.07)	126,000.00
Total 7500 · Utilities	12,163.74	12,183.34	(19.60)	69,809.21	73,100.00	(3,290.79)	146,200.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

June 2017

	Jun 17	Budget	\$ Over Budget	Jan - Jun 17	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	655.52	591.67	63.85	4,245.59	3,550.00	695.59	7,100.00
7820 · Legal/Professional	0.00	583.33	(583.33)	3,152.07	3,500.00	(347.93)	7,000.00
7825 · Accounting Services	0.00	208.33	(208.33)	2,200.00	1,250.00	950.00	2,500.00
7830 · Division Fees	61.25	8.33	52.92	122.50	50.00	72.50	100.00
7870 · Management Fee-Common	1,292.16	1,191.67	100.49	8,542.67	7,150.00	1,392.67	14,300.00
7871-S · Management Fee-Maint Free	207.84	191.67	16.17	1,374.03	1,150.00	224.03	2,300.00
7875 · Telephone	50.02	66.67	(16.65)	300.12	400.00	(99.88)	800.00
7880 · Office Supplies, Postage, etc.	268.50	166.67	101.83	1,363.80	1,000.00	363.80	2,000.00
7885 · Bank Service Charge	0.00	8.33	(8.33)	1.05	50.00	(48.95)	100.00
7890 · Bad Debt Expense	83.33	83.33	0.00	499.98	500.00	(0.02)	1,000.00
Total 7800 · Administration	2,618.62	3,100.00	(481.38)	21,801.81	18,600.00	3,201.81	37,200.00
Total 7000 · Disbursements	33,099.59	34,925.00	(1,825.41)	180,905.59	209,550.00	(28,644.41)	419,100.00
Total Expense	33,099.59	34,925.00	(1,825.41)	180,905.59	209,550.00	(28,644.41)	419,100.00
Net Income	1,930.89	0.00	1,930.89	29,410.58	0.00	29,410.58	0.00