



FINANCIAL REPORTS
July 31, 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.

08/11/17

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

	<u>Jul 31, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Stonegate Oper*4972	177,732.45
1015 · Cadence Oper MM*1509	170,839.21
1019 · Due (to)/from Reserves	<u>12,281.27</u>
Total 1010 · Checking	360,852.93
1020 · Reserve Accounts	
1022 · Stonegate Res MM*4980	106,806.19
1029 · Due (to)/from Operating	<u>(12,281.27)</u>
Total 1020 · Reserve Accounts	<u>94,524.92</u>
Total Checking/Savings	455,377.85
Accounts Receivable	3,483.98
Other Current Assets	
1050 · Prepaid Insurance	655.52
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	<u>634.00</u>
Total Other Current Assets	<u>1,339.52</u>
Total Current Assets	460,201.35
Other Assets	
1140 · Allowance for Bad Debt	<u>(767.28)</u>
Total Other Assets	<u>(767.28)</u>
TOTAL ASSETS	<u>459,434.07</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	27,418.72
Other Current Liabilities	
3015 · Accrued Expense	690.02
3031 · Deferred Assessments	<u>75,984.00</u>
Total Other Current Liabilities	<u>76,674.02</u>
Total Current Liabilities	104,092.74
Long Term Liabilities	
3500 · Reserve Fund	<u>94,524.92</u>
Total Long Term Liabilities	<u>94,524.92</u>
Total Liabilities	198,617.66
Equity	
3990 · Operating Fund Balance	231,486.36
3996 · East side Maint Surplus Refund	(5,964.00)
Net Income	<u>35,294.05</u>
Total Equity	<u>260,816.41</u>
TOTAL LIABILITIES & EQUITY	<u>459,434.07</u>

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Wisteria Park HOA Inc

Profit & Loss Budget Performance

July 2017

	Jul 17	Budget	\$ Over Budget	Jan - Jul 17	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010 · Assessments	26,265.50	26,275.00	(9.50)	183,858.50	183,925.00	(66.50)	315,300.00
5011 · Supplemental Lot Assessments	8,664.00	8,650.00	14.00	60,648.00	60,550.00	98.00	103,800.00
5012 · Cable & Internet Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5040 · Other	10.00	0.00	10.00	10.00	0.00	10.00	0.00
5045 · Late Fee Income	0.00	0.00	0.00	275.78	0.00	275.78	0.00
5050 · Interest	82.31	0.00	82.31	545.70	0.00	545.70	0.00
Total Income	35,021.81	34,925.00	96.81	245,337.98	244,475.00	862.98	419,100.00
Gross Profit	35,021.81	34,925.00	96.81	245,337.98	244,475.00	862.98	419,100.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,115.00	4,108.34	6.66	28,805.00	28,758.34	46.66	49,300.00
7111-S · Grounds Contract - Maint Free	6,120.00	5,758.34	361.66	42,840.00	40,308.34	2,531.66	69,100.00
7125 · Landscape - Renewal & Replace	180.00	1,083.34	(903.34)	4,637.00	7,583.34	(2,946.34)	13,000.00
7130 · Mulch Common	0.00	866.66	(866.66)	0.00	6,066.66	(6,066.66)	10,400.00
7131-S · Mulch Maint Free	0.00	1,250.00	(1,250.00)	0.00	8,750.00	(8,750.00)	15,000.00
7140 · Palm Tree Trimming	600.00	291.66	308.34	1,500.00	2,041.66	(541.66)	3,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	366.66	(366.66)	0.00	2,566.66	(2,566.66)	4,400.00
7150 · Irrigation Repairs & Maint-Comm	1,155.04	500.00	655.04	2,753.54	3,500.00	(746.46)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	256.99	1,083.34	(826.35)	2,438.00	7,583.34	(5,145.34)	13,000.00
7160 · Waterway Maintenance	346.63	666.66	(320.03)	4,279.14	4,666.66	(387.52)	8,000.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00
Total 7100 · Grounds	12,773.66	16,000.00	(3,226.34)	87,252.68	112,000.00	(24,747.32)	192,000.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	358.34	41.66	2,425.00	2,508.34	(83.34)	4,300.00
7315 · Pool Repairs	315.52	500.00	(184.48)	4,381.51	3,500.00	881.51	6,000.00
7320 · Cabana/Pool Area Maintenance	991.91	1,500.00	(508.09)	2,071.19	10,500.00	(8,428.81)	18,000.00
7335 · Pool Permit	0.00	33.34	(33.34)	375.35	233.34	142.01	400.00
7340 · Common Property Maint & Repair	1,013.67	416.66	597.01	4,456.99	2,916.66	1,540.33	5,000.00
7345 · Pressure Washing	0.00	83.34	(83.34)	0.00	583.34	(583.34)	1,000.00
7350 · Pool Heat	173.88	750.00	(576.12)	4,000.49	5,250.00	(1,249.51)	9,000.00
Total 7300 · Amenities Expense	2,894.98	3,641.68	(746.70)	17,710.53	25,491.68	(7,781.15)	43,700.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	579.09	1,166.66	(587.57)	7,973.82	8,166.66	(192.84)	14,000.00
7520 · Electric	444.58	516.66	(72.08)	2,849.13	3,616.66	(767.53)	6,200.00
7530 · Community Bulk Cable Contract	10,006.56	10,500.00	(493.44)	70,016.49	73,500.00	(3,483.51)	126,000.00
Total 7500 · Utilities	11,030.23	12,183.32	(1,153.09)	80,839.44	85,283.32	(4,443.88)	146,200.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

July 2017

	Jul 17	Budget	\$ Over Budget	Jan - Jul 17	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	655.52	591.66	63.86	4,901.11	4,141.66	759.45	7,100.00
7820 · Legal/Professional	0.00	583.34	(583.34)	3,152.07	4,083.34	(931.27)	7,000.00
7825 · Accounting Services	0.00	208.34	(208.34)	2,200.00	1,458.34	741.66	2,500.00
7830 · Division Fees	0.00	8.34	(8.34)	122.50	58.34	64.16	100.00
7870 · Management Fee-Common	1,292.16	1,191.66	100.50	9,834.83	8,341.66	1,493.17	14,300.00
7871-S · Management Fee-Maint Free	207.84	191.66	16.18	1,581.87	1,341.66	240.21	2,300.00
7875 · Telephone	0.00	66.66	(66.66)	300.12	466.66	(166.54)	800.00
7880 · Office Supplies, Postage, etc.	180.61	166.66	13.95	1,544.41	1,166.66	377.75	2,000.00
7885 · Bank Service Charge	20.00	8.34	11.66	21.05	58.34	(37.29)	100.00
7890 · Bad Debt Expense	83.34	83.34	0.00	583.32	583.34	(0.02)	1,000.00
Total 7800 · Administration	2,439.47	3,100.00	(660.53)	24,241.28	21,700.00	2,541.28	37,200.00
Total 7000 · Disbursements	29,138.34	34,925.00	(5,786.66)	210,043.93	244,475.00	(34,431.07)	419,100.00
Total Expense	29,138.34	34,925.00	(5,786.66)	210,043.93	244,475.00	(34,431.07)	419,100.00
Net Income	5,883.47	0.00	5,883.47	35,294.05	0.00	35,294.05	0.00