



FINANCIAL REPORTS
August 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.

09/19/17

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

	Aug 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Stonegate Oper*4972	133,416.00
1015 · Cadence Oper MM*1509	170,889.99
1019 · Due (to)/from Reserves	6,590.00
Total 1010 · Checking	310,895.99
1020 · Reserve Accounts	
1022 · Stonegate Res MM*4980	97,622.61
1029 · Due (to)/from Operating	(6,590.00)
Total 1020 · Reserve Accounts	91,032.61
Total Checking/Savings	401,928.60
Accounts Receivable	(7,894.66)
Other Current Assets	
1050 · Prepaid Insurance	7,983.65
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	1,248.00
Total Other Current Assets	9,281.65
Total Current Assets	403,315.59
Other Assets	
1140 · Allowance for Bad Debt	(850.62)
Total Other Assets	(850.62)
TOTAL ASSETS	402,464.97
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	17,022.04
Other Current Liabilities	
3015 · Accrued Expense	690.02
3031 · Deferred Assessments	37,992.00
Total Other Current Liabilities	38,682.02
Total Current Liabilities	55,704.06
Long Term Liabilities	
3500 · Reserve Fund	91,032.61
Total Long Term Liabilities	91,032.61
Total Liabilities	146,736.67
Equity	
3990 · Operating Fund Balance	231,486.36
3996 · East side Maint Surplus Refund	(5,964.00)
Net Income	30,205.94
Total Equity	255,728.30
TOTAL LIABILITIES & EQUITY	402,464.97

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 August 2017

	Aug 17	Budget	\$ Over Budget	Jan - Aug 17	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010 · Assessments	26,265.50	26,275.00	(9.50)	210,124.00	210,200.00	(76.00)	315,300.00
5011 · Supplemental Lot Assessments	8,664.00	8,650.00	14.00	69,312.00	69,200.00	112.00	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	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	77.52	0.00	77.52	623.22	0.00	623.22	0.00
Total Income	35,007.02	34,925.00	82.02	280,345.00	279,400.00	945.00	419,100.00
Gross Profit	35,007.02	34,925.00	82.02	280,345.00	279,400.00	945.00	419,100.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,115.00	4,108.33	6.67	32,920.00	32,866.67	53.33	49,300.00
7111-S · Grounds Contract - Maint Free	6,120.00	5,758.33	361.67	48,960.00	46,066.67	2,893.33	69,100.00
7125 · Landscape - Renewal & Replace	7,711.00	1,083.33	6,627.67	12,348.00	8,666.67	3,681.33	13,000.00
7130 · Mulch Common	0.00	866.67	(866.67)	0.00	6,933.33	(6,933.33)	10,400.00
7131-S · Mulch Maint Free	0.00	1,250.00	(1,250.00)	0.00	10,000.00	(10,000.00)	15,000.00
7140 · Palm Tree Trimming	0.00	291.67	(291.67)	1,500.00	2,333.33	(833.33)	3,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	366.67	(366.67)	0.00	2,933.33	(2,933.33)	4,400.00
7150 · Irrigation Repairs & Maint-Comm	183.52	500.00	(316.48)	2,937.06	4,000.00	(1,062.94)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	0.00	1,083.33	(1,083.33)	2,438.00	8,666.67	(6,228.67)	13,000.00
7160 · Waterway Maintenance	(1,837.99)	666.67	(2,504.66)	2,441.15	5,333.33	(2,892.18)	8,000.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	200.00	(200.00)	300.00
Total 7100 · Grounds	16,291.53	16,000.00	291.53	103,544.21	128,000.00	(24,455.79)	192,000.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	358.33	41.67	2,825.00	2,866.67	(41.67)	4,300.00
7315 · Pool Repairs	584.99	500.00	84.99	4,966.50	4,000.00	966.50	6,000.00
7320 · Cabana/Pool Area Maintenance	9,462.03	1,500.00	7,962.03	11,533.22	12,000.00	(466.78)	18,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.35	266.67	108.68	400.00
7340 · Common Property Maint & Repair	(1,824.15)	416.67	(2,240.82)	2,632.84	3,333.33	(700.49)	5,000.00
7345 · Pressure Washing	878.00	83.33	794.67	878.00	666.67	211.33	1,000.00
7350 · Pool Heat	169.04	750.00	(580.96)	4,169.53	6,000.00	(1,830.47)	9,000.00
Total 7300 · Amenities Expense	9,669.91	3,641.66	6,028.25	27,380.44	29,133.34	(1,752.90)	43,700.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,367.37	1,166.67	200.70	9,341.19	9,333.33	7.86	14,000.00
7520 · Electric	364.06	516.67	(152.61)	3,213.19	4,133.33	(920.14)	6,200.00
7530 · Community Bulk Cable Contract	10,006.56	10,500.00	(493.44)	80,023.05	84,000.00	(3,976.95)	126,000.00
Total 7500 · Utilities	11,737.99	12,183.34	(445.35)	92,577.43	97,466.66	(4,889.23)	146,200.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

August 2017

	Aug 17	Budget	\$ Over Budget	Jan - Aug 17	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	667.09	591.67	75.42	5,568.20	4,733.33	834.87	7,100.00
7820 · Legal/Professional	0.00	583.33	(583.33)	3,152.07	4,666.67	(1,514.60)	7,000.00
7825 · Accounting Services	0.00	208.33	(208.33)	2,200.00	1,666.67	533.33	2,500.00
7830 · Division Fees	0.00	8.33	(8.33)	122.50	66.67	55.83	100.00
7870 · Management Fee-Common	1,292.16	1,191.67	100.49	11,126.99	9,533.33	1,593.66	14,300.00
7871-S · Management Fee-Maint Free	207.84	191.67	16.17	1,789.71	1,533.33	256.38	2,300.00
7875 · Telephone	0.00	66.67	(66.67)	300.12	533.33	(233.21)	800.00
7880 · Office Supplies, Postage, etc.	145.27	166.67	(21.40)	1,689.68	1,333.33	356.35	2,000.00
7885 · Bank Service Charge	0.00	8.33	(8.33)	21.05	66.67	(45.62)	100.00
7890 · Bad Debt Expense	83.34	83.33	0.01	666.66	666.67	(0.01)	1,000.00
Total 7800 · Administration	2,395.70	3,100.00	(704.30)	26,636.98	24,800.00	1,836.98	37,200.00
Total 7000 · Disbursements	40,095.13	34,925.00	5,170.13	250,139.06	279,400.00	(29,260.94)	419,100.00
Total Expense	40,095.13	34,925.00	5,170.13	250,139.06	279,400.00	(29,260.94)	419,100.00
Net Income	(5,088.11)	0.00	(5,088.11)	30,205.94	0.00	30,205.94	0.00