



FINANCIAL REPORTS
September 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.

10/19/17

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance
As of September 30, 2017

	Sep 30, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Stonegate Oper*4972	122,820.33
1015 · Cadence Oper MM*1509	170,939.15
1019 · Due (to)/from Reserves	6,590.00
Total 1010 · Checking	300,349.48
1020 · Reserve Accounts	
1022 · Stonegate Res MM*4980	100,720.64
1029 · Due (to)/from Operating	(6,590.00)
Total 1020 · Reserve Accounts	94,130.64
Total Checking/Savings	394,480.12
Accounts Receivable	(44,247.41)
Other Current Assets	
1050 · Prepaid Insurance	7,318.35
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	624.00
Total Other Current Assets	7,992.35
Total Current Assets	358,225.06
Other Assets	
1140 · Allowance for Bad Debt	(933.96)
Total Other Assets	(933.96)
TOTAL ASSETS	357,291.10
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	2,472.21
Other Current Liabilities	
3015 · Accrued Expense	690.02
Total Other Current Liabilities	690.02
Total Current Liabilities	3,162.23
Long Term Liabilities	
3500 · Reserve Fund	94,130.64
Total Long Term Liabilities	94,130.64
Total Liabilities	97,292.87
Equity	
3990 · Operating Fund Balance	231,486.36
3996 · East side Maint Surplus Refund	(5,964.00)
Net Income	34,475.87
Total Equity	259,998.23
TOTAL LIABILITIES & EQUITY	357,291.10

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 September 2017

	Sep 17	Budget	\$ Over Budget	Jan - Sep 17	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010 · Assessments	26,279.50	26,275.00	4.50	236,515.50	236,475.00	40.50	315,300.00
5011 · Supplemental Lot Assessments	8,650.00	8,650.00	0.00	77,850.00	77,850.00	0.00	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	70.77	0.00	70.77	693.99	0.00	693.99	0.00
Total Income	35,000.27	34,925.00	75.27	315,345.27	314,325.00	1,020.27	419,100.00
Gross Profit	35,000.27	34,925.00	75.27	315,345.27	314,325.00	1,020.27	419,100.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,115.00	4,108.33	6.67	37,035.00	36,975.00	60.00	49,300.00
7111-S · Grounds Contract - Maint Free	6,120.00	5,758.33	361.67	55,080.00	51,825.00	3,255.00	69,100.00
7125 · Landscape - Renewal & Replace	1,719.00	1,083.33	635.67	14,067.00	9,750.00	4,317.00	13,000.00
7130 · Mulch Common	1,235.00	866.67	368.33	1,235.00	7,800.00	(6,565.00)	10,400.00
7131-S · Mulch Maint Free	0.00	1,250.00	(1,250.00)	0.00	11,250.00	(11,250.00)	15,000.00
7140 · Palm Tree Trimming	0.00	291.67	(291.67)	1,500.00	2,625.00	(1,125.00)	3,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	366.67	(366.67)	0.00	3,300.00	(3,300.00)	4,400.00
7150 · Irrigation Repairs & Maint-Comm	190.84	500.00	(309.16)	3,127.90	4,500.00	(1,372.10)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	0.00	1,083.33	(1,083.33)	2,438.00	9,750.00	(7,312.00)	13,000.00
7160 · Waterway Maintenance	363.00	666.67	(303.67)	2,804.15	6,000.00	(3,195.85)	8,000.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	225.00	(225.00)	300.00
Total 7100 · Grounds	13,742.84	16,000.00	(2,257.16)	117,287.05	144,000.00	(26,712.95)	192,000.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	358.33	41.67	3,225.00	3,225.00	0.00	4,300.00
7315 · Pool Repairs	209.90	500.00	(290.10)	5,176.40	4,500.00	676.40	6,000.00
7320 · Cabana/Pool Area Maintenance	2,223.69	1,500.00	723.69	13,756.91	13,500.00	256.91	18,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.35	300.00	75.35	400.00
7340 · Common Property Maint & Repair	513.79	416.67	97.12	3,146.63	3,750.00	(603.37)	5,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	878.00	750.00	128.00	1,000.00
7350 · Pool Heat	83.34	750.00	(666.66)	4,252.87	6,750.00	(2,497.13)	9,000.00
Total 7300 · Amenities Expense	3,430.72	3,641.66	(210.94)	30,811.16	32,775.00	(1,963.84)	43,700.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	871.53	1,166.67	(295.14)	10,212.72	10,500.00	(287.28)	14,000.00
7520 · Electric	374.89	516.67	(141.78)	3,588.08	4,650.00	(1,061.92)	6,200.00
7530 · Community Bulk Cable Contract	10,006.56	10,500.00	(493.44)	90,029.61	94,500.00	(4,470.39)	126,000.00
Total 7500 · Utilities	11,252.98	12,183.34	(930.36)	103,830.41	109,650.00	(5,819.59)	146,200.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 September 2017

	Sep 17	Budget	\$ Over Budget	Jan - Sep 17	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	665.30	591.67	73.63	6,233.50	5,325.00	908.50	7,100.00
7820 · Legal/Professional	0.00	583.33	(583.33)	3,152.07	5,250.00	(2,097.93)	7,000.00
7825 · Accounting Services	0.00	208.33	(208.33)	2,200.00	1,875.00	325.00	2,500.00
7830 · Division Fees	0.00	8.33	(8.33)	122.50	75.00	47.50	100.00
7870 · Management Fee-Common	1,292.16	1,191.67	100.49	12,419.15	10,725.00	1,694.15	14,300.00
7871-S · Management Fee-Maint Free	207.84	191.67	16.17	1,997.55	1,725.00	272.55	2,300.00
7875 · Telephone	0.00	66.67	(66.67)	300.12	600.00	(299.88)	800.00
7880 · Office Supplies, Postage, etc.	55.16	166.67	(111.51)	1,702.58	1,500.00	202.58	2,000.00
7885 · Bank Service Charge	0.00	8.33	(8.33)	63.31	75.00	(11.69)	100.00
7890 · Bad Debt Expense	83.34	83.33	0.01	750.00	750.00	0.00	1,000.00
Total 7800 · Administration	2,303.80	3,100.00	(796.20)	28,940.78	27,900.00	1,040.78	37,200.00
Total 7000 · Disbursements	30,730.34	34,925.00	(4,194.66)	280,869.40	314,325.00	(33,455.60)	419,100.00
Total Expense	30,730.34	34,925.00	(4,194.66)	280,869.40	314,325.00	(33,455.60)	419,100.00
Net Income	4,269.93	0.00	4,269.93	34,475.87	0.00	34,475.87	0.00