



FINANCIAL REPORTS
October 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.

11/16/17

Wisteria Park HOA Inc

Statement of Assets, Liabilities, & Fund Balance

As of October 31, 2017

	Oct 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Stonegate Oper*4972	163,547.66
1015 · Cadence Oper MM*1509	170,989.96
1019 · Due (to)/from Reserves	(2,200.99)
Total 1010 · Checking	332,336.63
1020 · Reserve Accounts	
1022 · Stonegate Res MM*4980	95,028.14
1029 · Due (to)/from Operating	2,200.99
Total 1020 · Reserve Accounts	97,229.13
Total Checking/Savings	429,565.76
Accounts Receivable	7,100.59
Other Current Assets	
1050 · Prepaid Insurance	6,653.05
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	985.00
Total Other Current Assets	7,688.05
Total Current Assets	444,354.40
Other Assets	
1140 · Allowance for Bad Debt	(1,017.30)
Total Other Assets	(1,017.30)
TOTAL ASSETS	443,337.10
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	22,293.13
Other Current Liabilities	
3015 · Accrued Expense	690.02
3031 · Deferred Assessments	75,984.00
Total Other Current Liabilities	76,674.02
Total Current Liabilities	98,967.15
Long Term Liabilities	
3500 · Reserve Fund	97,229.13
Total Long Term Liabilities	97,229.13
Total Liabilities	196,196.28
Equity	
3990 · Operating Fund Balance	231,486.36
3996 · East side Maint Surplus Refund	(5,964.00)
Net Income	21,618.46
Total Equity	247,140.82
TOTAL LIABILITIES & EQUITY	443,337.10

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

October 2017

	Oct 17	Budget	\$ Over Budget	Jan - Oct 17	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010 · Assessments	26,279.50	26,275.00	4.50	262,795.00	262,750.00	45.00	315,300.00
5011 · Supplemental Lot Assessments	8,650.00	8,650.00	0.00	86,500.00	86,500.00	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	319.00	0.00	319.00	594.78	0.00	594.78	0.00
5050 · Interest	80.30	0.00	80.30	774.29	0.00	774.29	0.00
Total Income	35,328.80	34,925.00	403.80	350,674.07	349,250.00	1,424.07	419,100.00
Gross Profit	35,328.80	34,925.00	403.80	350,674.07	349,250.00	1,424.07	419,100.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,115.00	4,108.34	6.66	41,150.00	41,083.34	66.66	49,300.00
7111-S · Grounds Contract - Maint Free	6,120.00	5,758.34	361.66	61,200.00	57,583.34	3,616.66	69,100.00
7125 · Landscape - Renewal & Replace	20,503.00	1,083.34	19,419.66	34,570.00	10,833.34	23,736.66	13,000.00
7130 · Mulch Common	0.00	866.66	(866.66)	1,235.00	8,666.66	(7,431.66)	10,400.00
7131-S · Mulch Maint Free	0.00	1,250.00	(1,250.00)	0.00	12,500.00	(12,500.00)	15,000.00
7140 · Palm Tree Trimming	1,200.00	291.66	908.34	2,700.00	2,916.66	(216.66)	3,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	366.66	(366.66)	0.00	3,666.66	(3,666.66)	4,400.00
7150 · Irrigation Repairs & Maint-Comm	348.92	500.00	(151.08)	3,476.82	5,000.00	(1,523.18)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	196.13	1,083.34	(887.21)	2,634.13	10,833.34	(8,199.21)	13,000.00
7160 · Waterway Maintenance	363.00	666.66	(303.66)	3,167.15	6,666.66	(3,499.51)	8,000.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	250.00	(250.00)	300.00
Total 7100 · Grounds	32,846.05	16,000.00	16,846.05	150,133.10	160,000.00	(9,866.90)	192,000.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	358.34	41.66	3,625.00	3,583.34	41.66	4,300.00
7315 · Pool Repairs	35.00	500.00	(465.00)	5,211.40	5,000.00	211.40	6,000.00
7320 · Cabana/Pool Area Maintenance	619.50	1,500.00	(880.50)	14,376.41	15,000.00	(623.59)	18,000.00
7335 · Pool Permit	0.00	33.34	(33.34)	375.35	333.34	42.01	400.00
7340 · Common Property Maint & Repair	689.37	416.66	272.71	3,836.00	4,166.66	(330.66)	5,000.00
7345 · Pressure Washing	0.00	83.34	(83.34)	878.00	833.34	44.66	1,000.00
7350 · Pool Heat	101.84	750.00	(648.16)	4,354.71	7,500.00	(3,145.29)	9,000.00
Total 7300 · Amenities Expense	1,845.71	3,641.68	(1,795.97)	32,656.87	36,416.68	(3,759.81)	43,700.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	773.47	1,166.66	(393.19)	10,986.19	11,666.66	(680.47)	14,000.00
7520 · Electric	367.66	516.66	(149.00)	3,955.74	5,166.66	(1,210.92)	6,200.00
7530 · Community Bulk Cable Contract	10,005.01	10,500.00	(494.99)	100,034.62	105,000.00	(4,965.38)	126,000.00
Total 7500 · Utilities	11,146.14	12,183.32	(1,037.18)	114,976.55	121,833.32	(6,856.77)	146,200.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

October 2017

	Oct 17	Budget	\$ Over Budget	Jan - Oct 17	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	705.30	591.66	113.64	6,938.80	5,916.66	1,022.14	7,100.00
7820 · Legal/Professional	0.00	583.34	(583.34)	3,152.07	5,833.34	(2,681.27)	7,000.00
7825 · Accounting Services	0.00	208.34	(208.34)	2,200.00	2,083.34	116.66	2,500.00
7830 · Division Fees	0.00	8.34	(8.34)	122.50	83.34	39.16	100.00
7870 · Management Fee-Common	1,292.16	1,191.66	100.50	13,711.31	11,916.66	1,794.65	14,300.00
7871-S · Management Fee-Maint Free	207.84	191.66	16.18	2,205.39	1,916.66	288.73	2,300.00
7875 · Telephone	0.00	66.66	(66.66)	300.12	666.66	(366.54)	800.00
7880 · Office Supplies, Postage, etc.	59.67	166.66	(106.99)	1,762.25	1,666.66	95.59	2,000.00
7885 · Bank Service Charge	0.00	8.34	(8.34)	63.31	83.34	(20.03)	100.00
7890 · Bad Debt Expense	83.34	83.34	0.00	833.34	833.34	0.00	1,000.00
Total 7800 · Administration	2,348.31	3,100.00	(751.69)	31,289.09	31,000.00	289.09	37,200.00
Total 7000 · Disbursements	48,186.21	34,925.00	13,261.21	329,055.61	349,250.00	(20,194.39)	419,100.00
Total Expense	48,186.21	34,925.00	13,261.21	329,055.61	349,250.00	(20,194.39)	419,100.00
Net Income	(12,857.41)	0.00	(12,857.41)	21,618.46	0.00	21,618.46	0.00