



FINANCIAL REPORTS
November 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.

12/14/17

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

	Nov 30, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 - Checking	
1013 - Stonegate Oper*4972	114,373.66
1015 - Cadence Oper MM*1509	171,034.15
Total 1010 - Checking	285,407.81
1020 - Reserve Accounts	
1022 - Stonegate Res MM*4980	100,325.91
Total 1020 - Reserve Accounts	100,325.91
Total Checking/Savings	385,733.72
Accounts Receivable	(3,398.33)
Other Current Assets	
1050 - Prepaid Insurance	5,987.75
1210 - Utility Deposits	50.00
Total Other Current Assets	6,037.75
Total Current Assets	388,373.14
Other Assets	
1140 - Allowance for Bad Debt	(1,183.96)
Total Other Assets	(1,183.96)
TOTAL ASSETS	387,189.18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	26,950.29
Other Current Liabilities	
3015 - Accrued Expense	690.02
3031 - Deferred Assessments	37,992.00
Total Other Current Liabilities	38,682.02
Total Current Liabilities	65,632.31
Long Term Liabilities	
3500 - Reserve Fund	100,325.91
Total Long Term Liabilities	100,325.91
Total Liabilities	165,958.22
Equity	
3990 - Operating Fund Balance	231,486.36
3996 - East side Maint Surplus Refund	(5,964.00)
Net Income	(4,291.40)
Total Equity	221,230.96
TOTAL LIABILITIES & EQUITY	387,189.18

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Wisteria Park HOA Inc Profit & Loss Budget Performance

November 2017

	Nov 17	Budget	\$ Over Budget	Jan - Nov 17	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010 • Assessments	26,279.50	26,275.00	4.50	289,074.50	289,025.00	49.50	315,300.00
5011 • Supplemental Lot Assessments	8,650.00	8,650.00	0.00	95,150.00	95,150.00	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	594.78	0.00	594.78	0.00
5050 • Interest	73.13	0.00	73.13	847.42	0.00	847.42	0.00
Total Income	35,002.63	34,925.00	77.63	385,676.70	384,175.00	1,501.70	419,100.00
Gross Profit	35,002.63	34,925.00	77.63	385,676.70	384,175.00	1,501.70	419,100.00
Expense							
7000 • Disbursements							
7100 • Grounds							
7110 • Grounds Contract Common Area	4,115.00	4,108.33	6.67	45,265.00	45,191.67	73.33	49,300.00
7111-S • Grounds Contract - Maint Free	6,120.00	5,758.33	361.67	67,320.00	63,341.67	3,978.33	69,100.00
7125 • Landscape - Renewal & Replace	888.17	1,083.33	(195.16)	35,458.17	11,916.67	23,541.50	13,000.00
7130 • Mulch Common	9,311.25	866.67	8,444.58	10,546.25	9,533.33	1,012.92	10,400.00
7131-S • Mulch Maint Free	15,242.50	1,250.00	13,992.50	15,242.50	13,750.00	1,492.50	15,000.00
7140 • Palm Tree Trimming	3,681.00	291.67	3,389.33	6,381.00	3,208.33	3,172.67	3,500.00
7141-S • Palm Tree Trimming-Maint Free	3,408.00	366.67	3,041.33	3,408.00	4,033.33	(625.33)	4,400.00
7150 • Irrigation Repairs & Maint-Comm	236.52	500.00	(263.48)	3,713.34	5,500.00	(1,786.66)	6,000.00
7151-S • Irrig Repair & Maint-Maint Free	375.95	1,083.33	(707.38)	3,010.08	11,916.67	(8,906.59)	13,000.00
7160 • Waterway Maintenance	363.00	666.67	(303.67)	3,530.15	7,333.33	(3,803.18)	8,000.00
7165 • Wetland Monitor	0.00	25.00	(25.00)	0.00	275.00	(275.00)	300.00
Total 7100 • Grounds	43,741.39	16,000.00	27,741.39	193,874.49	176,000.00	17,874.49	192,000.00
7300 • Amenities Expense							
7310 • Pool Contract	400.00	358.33	41.67	4,025.00	3,941.67	83.33	4,300.00
7315 • Pool Repairs	834.54	500.00	334.54	6,045.94	5,500.00	545.94	6,000.00
7320 • Cabana/Pool Area Maintenance	1,274.63	1,500.00	(225.37)	15,651.04	16,500.00	(848.96)	18,000.00
7335 • Pool Permit	0.00	33.33	(33.33)	375.35	366.67	8.68	400.00
7340 • Common Property Maint & Repair	750.00	416.67	333.33	4,586.00	4,583.33	2.67	5,000.00
7345 • Pressure Washing	0.00	83.33	(83.33)	878.00	916.67	(38.67)	1,000.00
7350 • Pool Heat	208.22	750.00	(541.78)	4,562.93	8,250.00	(3,687.07)	9,000.00
Total 7300 • Amenities Expense	3,467.39	3,641.66	(174.27)	36,124.26	40,058.34	(3,934.08)	43,700.00
7500 • Utilities							
7510 • Irrigation Water (Reclaimed)	990.07	1,166.67	(176.60)	11,976.26	12,833.33	(857.07)	14,000.00
7520 • Electric	406.45	516.67	(110.22)	4,362.19	5,683.33	(1,321.14)	6,200.00
7530 • Community Bulk Cable Contract	10,005.01	10,500.00	(494.99)	110,039.63	115,500.00	(5,460.37)	126,000.00
Total 7500 • Utilities	11,401.53	12,183.34	(781.81)	126,378.08	134,016.66	(7,638.58)	146,200.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

November 2017

	Nov 17	Budget	\$ Over Budget	Jan - Nov 17	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	520.26	591.67	(71.41)	7,459.06	6,508.33	950.73	7,100.00
7820 · Legal/Professional	0.00	583.33	(583.33)	3,152.07	6,416.67	(3,264.60)	7,000.00
7825 · Accounting Services	0.00	208.33	(208.33)	2,200.00	2,291.67	(91.67)	2,500.00
7830 · Division Fees	0.00	8.33	(8.33)	122.50	91.67	30.83	100.00
7870 · Management Fee-Common	1,292.16	1,191.67	100.49	15,003.47	13,108.33	1,895.14	14,300.00
7871-S · Management Fee-Maint Free	207.84	191.67	16.17	2,413.23	2,108.33	304.90	2,300.00
7875 · Telephone	0.00	66.67	(66.67)	300.12	733.33	(433.21)	800.00
7880 · Office Supplies, Postage, etc.	110.26	166.67	(56.41)	1,872.51	1,833.33	39.18	2,000.00
7885 · Bank Service Charge	5.00	8.33	(3.33)	68.31	91.67	(23.36)	100.00
7890 · Bad Debt Expense	166.66	83.33	83.33	1,000.00	916.67	83.33	1,000.00
Total 7800 · Administration	2,302.18	3,100.00	(797.82)	33,591.27	34,100.00	(508.73)	37,200.00
Total 7000 · Disbursements	60,912.49	34,925.00	25,987.49	389,968.10	384,175.00	5,793.10	419,100.00
Total Expense	60,912.49	34,925.00	25,987.49	389,968.10	384,175.00	5,793.10	419,100.00
Net Income	(25,909.86)	0.00	(25,909.86)	(4,291.40)	0.00	(4,291.40)	0.00