



**YEAR-END FINANCIAL REPORTS
FISCAL YEAR 2017**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

01/18/18

Wisteria Park HOA Inc

Statement of Assets, Liabilities, & Fund Balance

As of December 31, 2017

	Dec 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Stonegate Oper*4972	80,663.40
1015 · Cadence Oper MM*1509	171,084.99
1019 · Due (to)/from Reserves	4,476.00
Total 1010 · Checking	256,224.39
1020 · Reserve Accounts	
1022 · Stonegate Res MM*4980	103,440.30
1029 · Due (to)/from Operating	(4,476.00)
Total 1020 · Reserve Accounts	98,964.30
Total Checking/Savings	355,188.69
Accounts Receivable	(33,993.33)
Other Current Assets	
1050 · Prepaid Insurance	5,322.45
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	3,888.00
Total Other Current Assets	9,260.45
Total Current Assets	330,455.81
Other Assets	
1140 · Allowance for Bad Debt	(1,183.96)
Total Other Assets	(1,183.96)
TOTAL ASSETS	329,271.85
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	5,431.43
Other Current Liabilities	
3015 · Accrued Expense	345.01
Total Other Current Liabilities	345.01
Total Current Liabilities	5,776.44
Long Term Liabilities	
3500 · Reserve Fund	98,964.30
Total Long Term Liabilities	98,964.30
Total Liabilities	104,740.74
Equity	
3990 · Operating Fund Balance	231,486.36
3996 · East side Maint Surplus Refund	(5,964.00)
Net Income	(991.25)
Total Equity	224,531.11
TOTAL LIABILITIES & EQUITY	329,271.85

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 December 2017

	Dec 17	Budget	\$ Over Budget	Jan - Dec 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	26,279.50	26,275.00	4.50	315,354.00	315,300.00	54.00	315,300.00
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	(29.00)	0.00	(29.00)	565.78	0.00	565.78	0.00
5050 · Interest	64.70	0.00	64.70	912.12	0.00	912.12	0.00
Total Income	26,315.20	26,275.00	40.20	316,841.90	315,300.00	1,541.90	315,300.00
Gross Profit	26,315.20	26,275.00	40.20	316,841.90	315,300.00	1,541.90	315,300.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,115.00	4,108.33	6.67	49,380.00	49,300.00	80.00	49,300.00
7125 · Landscape - Renewal & Replace	0.00	1,083.33	(1,083.33)	35,458.17	13,000.00	22,458.17	13,000.00
7130 · Mulch Common	0.00	866.67	(866.67)	10,546.25	10,400.00	146.25	10,400.00
7140 · Palm Tree Trimming	18.00	291.67	(273.67)	6,399.00	3,500.00	2,899.00	3,500.00
7150 · Irrigation Repairs & Maint-Comm	1,612.70	500.00	1,112.70	5,326.04	6,000.00	(673.96)	6,000.00
7160 · Waterway Maintenance	17.99	666.67	(648.68)	3,548.14	8,000.00	(4,451.86)	8,000.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	300.00	(300.00)	300.00
Total 7100 · Grounds	5,763.69	7,541.67	(1,777.98)	110,657.60	90,500.00	20,157.60	90,500.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	358.33	41.67	4,425.00	4,300.00	125.00	4,300.00
7315 · Pool Repairs	452.84	500.00	(47.16)	6,498.78	6,000.00	498.78	6,000.00
7320 · Cabana/Pool Area Maintenance	618.14	1,500.00	(881.86)	16,269.18	18,000.00	(1,730.82)	18,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.35	400.00	(24.65)	400.00
7340 · Common Property Maint & Repair	2,131.82	416.67	1,715.15	6,717.82	5,000.00	1,717.82	5,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	878.00	1,000.00	(122.00)	1,000.00
7350 · Pool Heat	831.13	750.00	81.13	5,394.06	9,000.00	(3,605.94)	9,000.00
Total 7300 · Amenities Expense	4,433.93	3,641.66	792.27	40,558.19	43,700.00	(3,141.81)	43,700.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,312.54	1,166.67	145.87	13,288.80	14,000.00	(711.20)	14,000.00
7520 · Electric	429.90	516.67	(86.77)	4,792.09	6,200.00	(1,407.91)	6,200.00
7530 · Community Bulk Cable Contract	10,005.01	10,500.00	(494.99)	120,044.64	126,000.00	(5,955.36)	126,000.00
Total 7500 · Utilities	11,747.45	12,183.34	(435.89)	138,125.53	146,200.00	(8,074.47)	146,200.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 December 2017

	Dec 17	Budget	\$ Over Budget	Jan - Dec 17	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	665.30	591.67	73.63	8,124.36	7,100.00	1,024.36	7,100.00
7820 · Legal/Professional	50.00	583.33	(533.33)	3,202.07	7,000.00	(3,797.93)	7,000.00
7825 · Accounting Services	0.00	208.33	(208.33)	2,200.00	2,500.00	(300.00)	2,500.00
7830 · Division Fees	0.00	8.33	(8.33)	122.50	100.00	22.50	100.00
7870 · Management Fee-Common	1,292.16	1,191.67	100.49	16,295.63	14,300.00	1,995.63	14,300.00
7875 · Telephone	0.00	66.67	(66.67)	300.12	800.00	(499.88)	800.00
7880 · Office Supplies, Postage, etc.	940.09	166.67	773.42	2,812.60	2,000.00	812.60	2,000.00
7885 · Bank Service Charge	0.00	8.33	(8.33)	68.31	100.00	(31.69)	100.00
7890 · Bad Debt Expense	83.33	83.33	0.00	1,000.00	1,000.00	0.00	1,000.00
Total 7800 · Administration	3,030.88	2,908.33	122.55	34,125.59	34,900.00	(774.41)	34,900.00
Total 7000 · Disbursements	24,975.95	26,275.00	(1,299.05)	323,466.91	315,300.00	8,166.91	315,300.00
Total Expense	24,975.95	26,275.00	(1,299.05)	323,466.91	315,300.00	8,166.91	315,300.00
Net Ordinary Income	1,339.25	0.00	1,339.25	(6,625.01)	0.00	(6,625.01)	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	8,650.00	8,650.00	0.00	103,800.00	103,800.00	0.00	103,800.00
Total Other Income	8,650.00	8,650.00	0.00	103,800.00	103,800.00	0.00	103,800.00
Other Expense							
7000-S · Supplemental Lot Expenses							
7111-S · Grounds Contract - Maint Free	6,120.00	5,758.33	361.67	73,440.00	69,100.00	4,340.00	69,100.00
7131-S · Mulch Maint Free	0.00	1,250.00	(1,250.00)	15,242.50	15,000.00	242.50	15,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	366.67	(366.67)	3,408.00	4,400.00	(992.00)	4,400.00
7151-S · Irrig Repair & Maint-Maint Free	444.59	1,083.33	(638.74)	3,454.67	13,000.00	(9,545.33)	13,000.00
7871-S · Management Fee-Maint Free	207.84	191.67	16.17	2,621.07	2,300.00	321.07	2,300.00
Total 7000-S · Supplemental Lot Expenses	6,772.43	8,650.00	(1,877.57)	98,166.24	103,800.00	(5,633.76)	103,800.00
Total Other Expense	6,772.43	8,650.00	(1,877.57)	98,166.24	103,800.00	(5,633.76)	103,800.00
Net Other Income	1,877.57	0.00	1,877.57	5,633.76	0.00	5,633.76	0.00
Net Income	3,216.82	0.00	3,216.82	(991.25)	0.00	(991.25)	0.00

WISTERIA PARK HOMEOWNERS ASSOCIATION, INC.

Reserve Balances

December 31, 2017

	Balance 1/1/17	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3610 Pooled Reserves	\$ 84,383.54	36,750.00		(24,500.27)		96,633.27
3890 Interest	1,983.61	-	-	-	347.42	2,331.03
Total Reserves	\$ 86,367.15	36,750.00	-	(24,500.27)	347.42	98,964.30

Expense Details

3/30/17 - Complete Electrical Services - \$1,153.00 - New fixtures in pool area
7/12/17 - Complete Electrical Services - \$1,010.00 - New flood light fixture in large gazebo
7/12/17 - Complete Electrical Services - \$2,880.00 - New LED light pole at pool area
7/31/17 - West Bay Landscaping - \$8,391.27 - Landscape replacement project
8/1/17 - Aquatic Systems - \$4,114.00 - Planting agreement
8/31/17 - Discount Awnings - \$2,476.00 - Portion of Pergolas & sunbrellas
12/31/17 - Exotic Interior Designs - \$4,476 - Pool house painting (reclassified from 8/17)
Total YTD Expenses \$ 24,500.27