



FINANCIAL REPORTS
January 31, 2018

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

02/22/18

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2018

	Jan 31, 18
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Stonegate Oper*4972	111,120.26
1015 · Cadence Oper MM*1509	171,135.85
1019 · Due (to)/from Reserves	22,204.13
Total 1010 · Checking	304,460.24
1020 · Reserve Accounts	
1022 · Stonegate Res MM*4980	99,018.92
1029 · Due (to)/from Operating	(22,204.13)
Total 1020 · Reserve Accounts	76,814.79
Total Checking/Savings	381,275.03
Accounts Receivable	(15,017.35)
Other Current Assets	
1050 · Prepaid Insurance	4,657.15
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	888.00
Total Other Current Assets	5,595.15
Total Current Assets	371,852.83
Other Assets	
1140 · Allowance for Bad Debt	(83.37)
Total Other Assets	(83.37)
TOTAL ASSETS	371,769.46
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	8,344.03
Other Current Liabilities	
3015 · Accrued Expense	345.01
3031 · Deferred Assessments	66,912.00
Total Other Current Liabilities	67,257.01
Total Current Liabilities	75,601.04
Long Term Liabilities	
3500 · Reserve Fund	76,814.79
Total Long Term Liabilities	76,814.79
Total Liabilities	152,415.83
Equity	
3900 · Retained Earnings	66.69
3990 · Operating Fund Balance	225,522.36
Net Income	(6,235.42)
Total Equity	219,353.63
TOTAL LIABILITIES & EQUITY	371,769.46

02/22/18

Wisteria Park HOA Inc
Profit & Loss Budget Performance
January 2018

	Jan 18	Budget	\$ Over Budget	Jan 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 • Assessments	21,491.75	21,491.75	0.00	21,491.75	21,491.75	0.00	257,901.00
5050 • Interest	71.18			71.18			
Total Income	21,562.93	21,491.75	71.18	21,562.93	21,491.75	71.18	257,901.00
Gross Profit	21,562.93	21,491.75	71.18	21,562.93	21,491.75	71.18	257,901.00
Expense							
7000 • Disbursements							
7100 • Grounds							
7110 • Grounds Contract Common Area	4,115.00	4,115.00	0.00	4,115.00	4,115.00	0.00	49,380.00
7125 • Landscape - Renewal & Replace	1,829.60	1,083.37	746.23	1,829.60	1,083.37	746.23	13,000.00
7130 • Mulch Common	1,805.80	1,000.00	805.80	1,805.80	1,000.00	805.80	12,000.00
7140 • Palm Tree Trimming	3,875.00	291.63	3,583.37	3,875.00	291.63	3,583.37	3,500.00
7150 • Irrigation Repairs & Maint-Comm	11.78	416.63	(404.85)	11.78	416.63	(404.85)	5,000.00
7160 • Waterway Maintenance	363.00	366.63	(3.63)	363.00	366.63	(3.63)	4,400.00
7165 • Wetland Monitor	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
Total 7100 • Grounds	12,000.18	7,298.26	4,701.92	12,000.18	7,298.26	4,701.92	87,580.00
7300 • Amenities Expense							
7310 • Pool Contract	400.00	400.00	0.00	400.00	400.00	0.00	4,800.00
7315 • Pool Repairs	136.09	500.00	(363.91)	136.09	500.00	(363.91)	6,000.00
7320 • Cabana/Pool Area Maintenance	1,376.33	1,000.00	376.33	1,376.33	1,000.00	376.33	12,000.00
7335 • Pool Permit	0.00	33.37	(33.37)	0.00	33.37	(33.37)	400.00
7340 • Common Property Maint & Repair	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
7345 • Pressure Washing	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7350 • Pool Heat	929.89	666.63	263.26	929.89	666.63	263.26	8,000.00
Total 7300 • Amenities Expense	2,842.31	3,100.00	(257.69)	2,842.31	3,100.00	(257.69)	37,200.00
7500 • Utilities							
7510 • Irrigation Water (Reclaimed)	1,054.17	1,191.63	(137.46)	1,054.17	1,191.63	(137.46)	14,300.00
7520 • Electric	489.88	452.88	37.00	489.88	452.88	37.00	5,435.00
7530 • Community Bulk Cable Contract	10,005.01	6,666.63	3,338.38	10,005.01	6,666.63	3,338.38	80,000.00
Total 7500 • Utilities	11,549.06	8,311.14	3,237.92	11,549.06	8,311.14	3,237.92	99,735.00
7800 • Administration							
7810 • Insurance - Property	665.30	685.00	(19.70)	665.30	685.00	(19.70)	8,220.00
7820 • Legal/Professional	200.00	291.63	(91.63)	200.00	291.63	(91.63)	3,500.00
7825 • Accounting Services	0.00	208.37	(208.37)	0.00	208.37	(208.37)	2,500.00
7830 • Division Fees	0.00	5.12	(5.12)	0.00	5.12	(5.12)	61.00
7870 • Management Fee-Common	1,292.16	1,292.12	0.04	1,292.16	1,292.12	0.04	15,505.00
7875 • Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7880 • Office Supplies, Postage, etc.	262.91	208.37	54.54	262.91	208.37	54.54	2,500.00

02/22/18

Wisteria Park HOA Inc
Profit & Loss Budget Performance

January 2018

	Jan 18	Budget	\$ Over Budget	Jan 18	YTD Budget	\$ Over Budget	Annual Budget
7885 · Bank Service Charge	0.00	8.37	(8.37)	0.00	8.37	(8.37)	100.00
7890 · Bad Debt Expense	83.37	83.37	0.00	83.37	83.37	0.00	1,000.00
Total 7800 · Administration	2,503.74	2,782.35	(278.61)	2,503.74	2,782.35	(278.61)	33,386.00
Total 7000 · Disbursements	28,895.29	21,491.75	7,403.54	28,895.29	21,491.75	7,403.54	257,901.00
Total Expense	28,895.29	21,491.75	7,403.54	28,895.29	21,491.75	7,403.54	257,901.00
Net Ordinary Income	(7,332.36)	0.00	(7,332.36)	(7,332.36)	0.00	(7,332.36)	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	8,640.00	8,640.00	0.00	8,640.00	8,640.00	0.00	103,680.00
Total Other Income	8,640.00	8,640.00	0.00	8,640.00	8,640.00	0.00	103,680.00
Other Expense							
7000-S · Supplemental Lot Expenses							
7111-S · Grounds Contract - Maint Free	6,300.00	6,300.00	0.00	6,300.00	6,300.00	0.00	75,600.00
7131-S · Mulch Maint Free	937.50	1,333.37	(395.87)	937.50	1,333.37	(395.87)	16,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	366.63	(366.63)	0.00	366.63	(366.63)	4,400.00
7151-S · Irrig Repair & Maint-Maint Free	97.72	432.12	(334.40)	97.72	432.12	(334.40)	5,185.00
7871-S · Management Fee-Maint Free	207.84	207.88	(0.04)	207.84	207.88	(0.04)	2,495.00
Total 7000-S · Supplemental Lot Expenses	7,543.06	8,640.00	(1,096.94)	7,543.06	8,640.00	(1,096.94)	103,680.00
Total Other Expense	7,543.06	8,640.00	(1,096.94)	7,543.06	8,640.00	(1,096.94)	103,680.00
Net Other Income	1,096.94	0.00	1,096.94	1,096.94	0.00	1,096.94	0.00
Net Income	(6,235.42)	0.00	(6,235.42)	(6,235.42)	0.00	(6,235.42)	0.00