



FINANCIAL REPORTS
February 28, 2018

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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.

03/24/18

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance

As of February 28, 2018

	Feb 28, 18
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial/SG Oper*4972	96,298.91
1015 · Cadence Oper MM*1509	171,181.80
1019 · Due (to)/from Reserves	1,562.50
Total 1010 · Checking	269,043.21
1020 · Reserve Accounts	
1022 · Centennial/SG Res MM*4980	80,178.50
1029 · Due (to)/from Operating	(1,562.50)
Total 1020 · Reserve Accounts	78,616.00
Total Checking/Savings	347,659.21
Accounts Receivable	(15,377.35)
Other Current Assets	
1050 · Prepaid Insurance	3,991.85
1210 · Utility Deposits	50.00
Total Other Current Assets	4,041.85
Total Current Assets	336,323.71
Other Assets	
1140 · Allowance for Bad Debt	(166.70)
Total Other Assets	(166.70)
TOTAL ASSETS	336,157.01
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	2,905.99
Other Current Liabilities	
3015 · Accrued Expense	345.01
3031 · Deferred Assessments	33,456.00
Total Other Current Liabilities	33,801.01
Total Current Liabilities	36,707.00
Long Term Liabilities	
3500 · Reserve Fund	78,616.00
Total Long Term Liabilities	78,616.00
Total Liabilities	115,323.00
Equity	
3985 · Prior Year Adjustment	(3,875.00)
3990 · Operating Fund Balance	219,955.29
3996 · East side Maint Surplus	5,633.76
Net Income	(880.04)
Total Equity	220,834.01
TOTAL LIABILITIES & EQUITY	336,157.01

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Wisteria Park HOA Inc

Profit & Loss Budget Performance

February 2018

	Feb 18	Budget	\$ Over Budget	Jan - Feb 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 • Assessments	21,491.75	21,491.75	0.00	42,983.50	42,983.50	0.00	257,901.00
5045 • Late Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5050 • Interest	62.78	0.00	62.78	133.96	0.00	133.96	0.00
Total Income	21,554.53	21,491.75	62.78	43,117.46	42,983.50	133.96	257,901.00
Gross Profit	21,554.53	21,491.75	62.78	43,117.46	42,983.50	133.96	257,901.00
Expense							
7000 • Disbursements							
7100 • Grounds							
7110 • Grounds Contract Common Area	4,115.00	4,115.00	0.00	8,230.00	8,230.00	0.00	49,380.00
7125 • Landscape-Renew/Replace/Remove	504.00	1,083.33	(579.33)	2,333.60	2,166.70	166.90	13,000.00
7130 • Mulch Common	139.00	1,000.00	(861.00)	1,944.80	2,000.00	(55.20)	12,000.00
7140 • Palm Tree Trimming	(3,875.00)	291.67	(4,166.67)	0.00	583.30	(583.30)	3,500.00
7150 • Irrigation Repairs & Maint-Comm	100.49	416.67	(316.18)	112.27	833.30	(721.03)	5,000.00
7160 • Waterway Maintenance	363.00	366.67	(3.67)	726.00	733.30	(7.30)	4,400.00
7165 • Wetland Monitor	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
Total 7100 • Grounds	1,346.49	7,298.34	(5,951.85)	13,346.67	14,596.60	(1,249.93)	87,580.00
7300 • Amenities Expense							
7310 • Pool Contract	400.00	400.00	0.00	800.00	800.00	0.00	4,800.00
7315 • Pool Repairs	110.22	500.00	(389.78)	246.31	1,000.00	(753.69)	6,000.00
7320 • Cabana/Pool Area Maintenance	600.00	1,000.00	(400.00)	1,976.33	2,000.00	(23.67)	12,000.00
7335 • Pool Permit	0.00	33.33	(33.33)	0.00	66.70	(66.70)	400.00
7340 • Common Property Maint & Repair	0.00	416.67	(416.67)	0.00	833.30	(833.30)	5,000.00
7345 • Pressure Washing	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
7350 • Pool Heat	1,800.35	666.67	1,133.68	2,730.24	1,333.30	1,396.94	8,000.00
Total 7300 • Amenities Expense	2,910.57	3,100.00	(189.43)	5,752.88	6,200.00	(447.12)	37,200.00
7500 • Utilities							
7510 • Irrigation Water (Reclaimed)	1,073.75	1,191.67	(117.92)	2,127.92	2,383.30	(255.38)	14,300.00
7520 • Electric	416.71	452.92	(36.21)	906.59	905.80	0.79	5,435.00
7530 • Community Bulk Cable Contract	10,005.01	6,666.67	3,338.34	20,010.02	13,333.30	6,676.72	80,000.00
Total 7500 • Utilities	11,495.47	8,311.26	3,184.21	23,044.53	16,622.40	6,422.13	99,735.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
February 2018

	Feb 18	Budget	\$ Over Budget	Jan - Feb 18	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	665.30	685.00	(19.70)	1,330.60	1,370.00	(39.40)	8,220.00
7820 · Legal/Professional	0.00	291.67	(291.67)	200.00	583.30	(383.30)	3,500.00
7825 · Accounting Services	250.00	208.33	41.67	250.00	416.70	(166.70)	2,500.00
7830 · Division Fees	61.25	5.08	56.17	61.25	10.20	51.05	61.00
7870 · Management Fee-Common	1,292.16	1,292.08	0.08	2,584.32	2,584.20	0.12	15,505.00
7875 · Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7880 · Office Supplies, Postage, etc.	199.34	208.33	(8.99)	462.25	416.70	45.55	2,500.00
7885 · Bank Service Charge	27.40	8.33	19.07	27.40	16.70	10.70	100.00
7890 · Bad Debt Expense	83.33	83.33	0.00	166.70	166.70	0.00	1,000.00
Total 7800 · Administration	2,578.78	2,782.15	(203.37)	5,082.52	5,564.50	(481.98)	33,386.00
Total 7000 · Disbursements	18,331.31	21,491.75	(3,160.44)	47,226.60	42,983.50	4,243.10	257,901.00
Total Expense	18,331.31	21,491.75	(3,160.44)	47,226.60	42,983.50	4,243.10	257,901.00
Net Ordinary Income	3,223.22	0.00	3,223.22	(4,109.14)	0.00	(4,109.14)	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	8,640.00	8,640.00	0.00	17,280.00	17,280.00	0.00	103,680.00
Total Other Income	8,640.00	8,640.00	0.00	17,280.00	17,280.00	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	12,600.00	12,600.00	0.00	75,600.00
7131-S · Mulch Maint Free	0.00	1,333.33	(1,333.33)	937.50	2,666.70	(1,729.20)	16,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	366.67	(366.67)	0.00	733.30	(733.30)	4,400.00
7151-S · Irrig Repair & Maint-Maint Free	0.00	432.08	(432.08)	97.72	864.20	(766.48)	5,185.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	415.68	415.80	(0.12)	2,495.00
Total 7000-S · Supplemental Lot Expenses	6,507.84	8,640.00	(2,132.16)	14,050.90	17,280.00	(3,229.10)	103,680.00
Total Other Expense	6,507.84	8,640.00	(2,132.16)	14,050.90	17,280.00	(3,229.10)	103,680.00
Net Other Income	2,132.16	0.00	2,132.16	3,229.10	0.00	3,229.10	0.00
Net Income	5,355.38	0.00	5,355.38	(880.04)	0.00	(880.04)	0.00