

**WISTERIA
PARK**

FINANCIAL REPORTS
March 31, 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.

04/11/18

Wisteria Park HOA Inc

Statement of Assets, Liabilities, & Fund Balance

As of March 31, 2018

	Mar 31, 18
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial/SG Oper*4972	96,128.71
1015 · Cadence Oper MM*1509	171,232.69
Total 1010 · Checking	267,361.40
1020 · Reserve Accounts	
1022 · Centennial/SG Res MM*4980	81,978.06
Total 1020 · Reserve Accounts	81,978.06
Total Checking/Savings	349,339.46
Accounts Receivable	
1040 · Assessment Receivable	(50,536.35)
Total Accounts Receivable	(50,536.35)
Other Current Assets	
1050 · Prepaid Insurance	3,326.55
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	888.00
Total Other Current Assets	4,264.55
Total Current Assets	303,067.66
Other Assets	
1140 · Allowance for Bad Debt	(250.03)
Total Other Assets	(250.03)
TOTAL ASSETS	302,817.63
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	332.60
Total Current Liabilities	332.60
Long Term Liabilities	
3500 · Reserve Fund	81,978.06
Total Long Term Liabilities	81,978.06
Total Liabilities	82,310.66
Equity	
3985 · Prior Year Adjustment	(3,529.99)
3990 · Operating Fund Balance	219,955.29
3996 · East side Maint Surplus	5,633.76
Net Income	(1,552.09)
Total Equity	220,506.97
TOTAL LIABILITIES & EQUITY	302,817.63

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

March 2018

	Mar 18	Budget	\$ Over Budget	Jan - Mar 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	21,491.75	21,491.75	0.00	64,475.25	64,475.25	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	64.59	0.00	64.59	198.55	0.00	198.55	0.00
Total Income	21,556.34	21,491.75	64.59	64,673.80	64,475.25	198.55	257,901.00
Gross Profit	21,556.34	21,491.75	64.59	64,673.80	64,475.25	198.55	257,901.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,115.00	4,115.00	0.00	12,345.00	12,345.00	0.00	49,380.00
7125 · Landscape-Renew/Replace/Remove	525.00	1,083.33	(558.33)	2,858.60	3,250.03	(391.43)	13,000.00
7130 · Mulch Common	0.00	1,000.00	(1,000.00)	1,944.80	3,000.00	(1,055.20)	12,000.00
7140 · Palm Tree Trimming	3,050.00	291.67	2,758.33	3,050.00	874.97	2,175.03	3,500.00
7150 · Irrigation Repairs & Maint-Comm	101.36	416.67	(315.31)	213.63	1,249.97	(1,036.34)	5,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	1,089.00	1,099.97	(10.97)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00
Total 7100 · Grounds	8,154.36	7,298.34	856.02	21,501.03	21,894.94	(393.91)	87,580.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	1,200.00	1,200.00	0.00	4,800.00
7315 · Pool Repairs	32.60	500.00	(467.40)	278.91	1,500.00	(1,221.09)	6,000.00
7320 · Cabana/Pool Area Maintenance	617.09	1,000.00	(382.91)	2,593.42	3,000.00	(406.58)	12,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	0.00	100.03	(100.03)	400.00
7340 · Common Property Maint & Repair	900.00	416.67	483.33	900.00	1,249.97	(349.97)	5,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
7350 · Pool Heat	954.80	666.67	288.13	3,685.04	1,999.97	1,685.07	8,000.00
Total 7300 · Amenities Expense	2,904.49	3,100.00	(195.51)	8,657.37	9,300.00	(642.63)	37,200.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	744.46	1,191.67	(447.21)	2,872.38	3,574.97	(702.59)	14,300.00
7520 · Electric	401.13	452.92	(51.79)	1,307.72	1,358.72	(51.00)	5,435.00
7530 · Community Bulk Cable Contract	10,005.01	6,666.67	3,338.34	30,015.03	19,999.97	10,015.06	80,000.00
Total 7500 · Utilities	11,150.60	8,311.26	2,839.34	34,195.13	24,933.66	9,261.47	99,735.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

March 2018

	Mar 18	Budget	\$ Over Budget	Jan - Mar 18	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	665.30	685.00	(19.70)	1,995.90	2,055.00	(59.10)	8,220.00
7820 · Legal/Professional	0.00	291.67	(291.67)	200.00	874.97	(674.97)	3,500.00
7825 · Accounting Services	0.00	208.33	(208.33)	250.00	625.03	(375.03)	2,500.00
7830 · Division Fees	0.00	5.08	(5.08)	61.25	15.28	45.97	61.00
7870 · Management Fee-Common	1,292.16	1,292.08	0.08	3,876.48	3,876.28	0.20	15,505.00
7875 · Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7880 · Office Supplies, Postage, etc.	100.06	208.33	(108.27)	562.31	625.03	(62.72)	2,500.00
7885 · Bank Service Charge	10.25	8.33	1.92	37.65	25.03	12.62	100.00
7890 · Bad Debt Expense	83.33	83.33	0.00	250.03	250.03	0.00	1,000.00
Total 7800 · Administration	2,151.10	2,782.15	(631.05)	7,233.62	8,346.65	(1,113.03)	33,386.00
Total 7000 · Disbursements	24,360.55	21,491.75	2,868.80	71,587.15	64,475.25	7,111.90	257,901.00
Total Expense	24,360.55	21,491.75	2,868.80	71,587.15	64,475.25	7,111.90	257,901.00
Net Ordinary Income	(2,804.21)	0.00	(2,804.21)	(6,913.35)	0.00	(6,913.35)	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	8,640.00	8,640.00	0.00	25,920.00	25,920.00	0.00	103,680.00
Total Other Income	8,640.00	8,640.00	0.00	25,920.00	25,920.00	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	18,900.00	18,900.00	0.00	75,600.00
7131-S · Mulch Maint Free	0.00	1,333.33	(1,333.33)	937.50	4,000.03	(3,062.53)	16,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	366.67	(366.67)	0.00	1,099.97	(1,099.97)	4,400.00
7151-S · Irrig Repair & Maint-Maint Free	0.00	432.08	(432.08)	97.72	1,296.28	(1,198.56)	5,185.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	623.52	623.72	(0.20)	2,495.00
Total 7000-S · Supplemental Lot Expenses	6,507.84	8,640.00	(2,132.16)	20,558.74	25,920.00	(5,361.26)	103,680.00
Total Other Expense	6,507.84	8,640.00	(2,132.16)	20,558.74	25,920.00	(5,361.26)	103,680.00
Net Other Income	2,132.16	0.00	2,132.16	5,361.26	0.00	5,361.26	0.00
Net Income	(672.05)	0.00	(672.05)	(1,552.09)	0.00	(1,552.09)	0.00