



FINANCIAL REPORTS
April 30, 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.

05/16/18

Wisteria Park HOA Inc

Statement of Assets, Liabilities, & Fund Balance

As of April 30, 2018

	Apr 30, 18
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial/SG Oper*4972	119,078.97
1015 · Cadence Oper MM*1509	171,281.95
1019 · Due (to)/from Reserves	4,816.00
Total 1010 · Checking	295,176.92
1020 · Reserve Accounts	
1022 · Centennial/SG Res MM*4980	85,339.77
1029 · Due (to)/from Operating	(4,816.00)
Total 1020 · Reserve Accounts	80,523.77
Total Checking/Savings	375,700.69
Accounts Receivable	(6,231.35)
Other Current Assets	
1050 · Prepaid Insurance	2,661.25
1210 · Utility Deposits	50.00
Total Other Current Assets	2,711.25
Total Current Assets	372,180.59
Other Assets	
1140 · Allowance for Bad Debt	(333.36)
Total Other Assets	(333.36)
TOTAL ASSETS	371,847.23
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	2,912.68
Other Current Liabilities	
3031 · Deferred Assessments	66,912.00
Total Other Current Liabilities	66,912.00
Total Current Liabilities	69,824.68
Long Term Liabilities	
3500 · Reserve Fund	80,523.77
Total Long Term Liabilities	80,523.77
Total Liabilities	150,348.45
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	(560.28)
Total Equity	221,498.78
TOTAL LIABILITIES & EQUITY	371,847.23

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

April 2018

	Apr 18	Budget	\$ Over Budget	Jan - Apr 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	21,491.75	21,491.75	0.00	85,967.00	85,967.00	0.00	257,901.00
5045 · Late Fee Income	25.00	0.00	25.00	25.00	0.00	25.00	0.00
5050 · Interest	70.56	0.00	70.56	269.11	0.00	269.11	0.00
Total Income	21,587.31	21,491.75	95.56	86,261.11	85,967.00	294.11	257,901.00
Gross Profit	21,587.31	21,491.75	95.56	86,261.11	85,967.00	294.11	257,901.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,115.00	4,115.00	0.00	16,460.00	16,460.00	0.00	49,380.00
7125 · Landscape-Renew/Replace/Remove	38.44	1,083.33	(1,044.89)	2,897.04	4,333.36	(1,436.32)	13,000.00
7130 · Mulch Common	0.00	1,000.00	(1,000.00)	1,944.80	4,000.00	(2,055.20)	12,000.00
7140 · Palm Tree Trimming	0.00	291.67	(291.67)	3,050.00	1,166.64	1,883.36	3,500.00
7150 · Irrigation Repairs & Maint-Comm	1,265.91	416.67	849.24	1,479.54	1,666.64	(187.10)	5,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	1,452.00	1,466.64	(14.64)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00
Total 7100 · Grounds	5,782.35	7,298.34	(1,515.99)	27,283.38	29,193.28	(1,909.90)	87,580.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	1,600.00	1,600.00	0.00	4,800.00
7315 · Pool Repairs	646.38	500.00	146.38	925.29	2,000.00	(1,074.71)	6,000.00
7320 · Cabana/Pool Area Maintenance	895.80	1,000.00	(104.20)	3,489.22	4,000.00	(510.78)	12,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	0.00	133.36	(133.36)	400.00
7340 · Common Property Maint & Repair	0.00	416.67	(416.67)	900.00	1,666.64	(766.64)	5,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
7350 · Pool Heat	1,025.06	666.67	358.39	4,710.10	2,666.64	2,043.46	8,000.00
Total 7300 · Amenities Expense	2,967.24	3,100.00	(132.76)	11,624.61	12,400.00	(775.39)	37,200.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	968.56	1,191.67	(223.11)	3,840.94	4,766.64	(925.70)	14,300.00
7520 · Electric	405.20	452.92	(47.72)	1,712.92	1,811.64	(98.72)	5,435.00
7530 · Community Bulk Cable Contract	10,005.01	6,666.67	3,338.34	40,020.04	26,666.64	13,353.40	80,000.00
Total 7500 · Utilities	11,378.77	8,311.26	3,067.51	45,573.90	33,244.92	12,328.98	99,735.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

April 2018

	Apr 18	Budget	\$ Over Budget	Jan - Apr 18	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	665.30	685.00	(19.70)	2,661.20	2,740.00	(78.80)	8,220.00
7820 · Legal/Professional	0.00	291.67	(291.67)	200.00	1,166.64	(966.64)	3,500.00
7825 · Accounting Services	0.00	208.33	(208.33)	250.00	833.36	(583.36)	2,500.00
7830 · Division Fees	0.00	5.08	(5.08)	61.25	20.36	40.89	61.00
7870 · Management Fee-Common	1,310.69	1,292.08	18.61	5,187.17	5,168.36	18.81	15,505.00
7875 · Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7880 · Office Supplies, Postage, etc.	53.76	208.33	(154.57)	616.07	833.36	(217.29)	2,500.00
7885 · Bank Service Charge	0.00	8.33	(8.33)	37.65	33.36	4.29	100.00
7890 · Bad Debt Expense	83.33	83.33	0.00	333.36	333.36	0.00	1,000.00
Total 7800 · Administration	2,113.08	2,782.15	(669.07)	9,346.70	11,128.80	(1,782.10)	33,386.00
Total 7000 · Disbursements	22,241.44	21,491.75	749.69	93,828.59	85,967.00	7,861.59	257,901.00
Total Expense	22,241.44	21,491.75	749.69	93,828.59	85,967.00	7,861.59	257,901.00
Net Ordinary Income	(654.13)	0.00	(654.13)	(7,567.48)	0.00	(7,567.48)	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	8,640.00	8,640.00	0.00	34,560.00	34,560.00	0.00	103,680.00
Total Other Income	8,640.00	8,640.00	0.00	34,560.00	34,560.00	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	25,200.00	25,200.00	0.00	75,600.00
7131-S · Mulch Maint Free	0.00	1,333.33	(1,333.33)	937.50	5,333.36	(4,395.86)	16,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	366.67	(366.67)	0.00	1,466.64	(1,466.64)	4,400.00
7151-S · Irrig Repair & Maint-Maint Free	467.70	432.08	35.62	565.42	1,728.36	(1,162.94)	5,185.00
7871-S · Management Fee-Maint Free	226.36	207.92	18.44	849.88	831.64	18.24	2,495.00
Total 7000-S · Supplemental Lot Expenses	6,994.06	8,640.00	(1,645.94)	27,552.80	34,560.00	(7,007.20)	103,680.00
Total Other Expense	6,994.06	8,640.00	(1,645.94)	27,552.80	34,560.00	(7,007.20)	103,680.00
Net Other Income	1,645.94	0.00	1,645.94	7,007.20	0.00	7,007.20	0.00
Net Income	991.81	0.00	991.81	(560.28)	0.00	(560.28)	0.00