



**WISTERIA  
PARK**

**FINANCIAL REPORTS**  
**May 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.**

06/12/18

# Wisteria Park HOA Inc

## Statement of Assets, Liabilities, & Fund Balance

As of May 31, 2018

|                                       | May 31, 18        |
|---------------------------------------|-------------------|
| <b>ASSETS</b>                         |                   |
| Current Assets                        |                   |
| Checking/Savings                      |                   |
| 1010 · Checking                       |                   |
| 1013 · Centennial/SG Oper*4972        | 98,063.00         |
| 1015 · Cadence Oper MM*1509           | 171,332.87        |
| Total 1010 · Checking                 | 269,395.87        |
| 1020 · Reserve Accounts               |                   |
| 1022 · Centennial/SG Res MM*4980      | 83,887.15         |
| Total 1020 · Reserve Accounts         | 83,887.15         |
| Total Checking/Savings                | 353,283.02        |
| Accounts Receivable                   | (14,510.35)       |
| Other Current Assets                  |                   |
| 1050 · Prepaid Insurance              | 1,995.95          |
| 1210 · Utility Deposits               | 50.00             |
| 1499 · Undeposited Funds              | 2,379.00          |
| Total Other Current Assets            | 4,424.95          |
| Total Current Assets                  | 343,197.62        |
| Other Assets                          |                   |
| 1140 · Allowance for Bad Debt         | (416.69)          |
| Total Other Assets                    | (416.69)          |
| <b>TOTAL ASSETS</b>                   | <b>342,780.93</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| Liabilities                           |                   |
| Current Liabilities                   |                   |
| Accounts Payable                      | 1,872.05          |
| Other Current Liabilities             |                   |
| 3031 · Deferred Assessments           | 33,456.00         |
| Total Other Current Liabilities       | 33,456.00         |
| Total Current Liabilities             | 35,328.05         |
| Long Term Liabilities                 |                   |
| 3500 · Reserve Fund                   | 83,887.15         |
| Total Long Term Liabilities           | 83,887.15         |
| Total Liabilities                     | 119,215.20        |
| 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                            | 1,506.67          |
| Total Equity                          | 223,565.73        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>342,780.93</b> |

06/13/18

**Wisteria Park HOA Inc**  
**Profit & Loss Budget Performance**

May 2018

|                                        | May 18           | Budget           | \$ Over Budget    | Jan - May 18      | YTD Budget        | \$ Over Budget    | Annual Budget     |
|----------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Ordinary Income/Expense</b>         |                  |                  |                   |                   |                   |                   |                   |
| Income                                 |                  |                  |                   |                   |                   |                   |                   |
| 5010 • Assessments                     | 21,491.75        | 21,491.75        | 0.00              | 107,458.75        | 107,458.75        | 0.00              | 257,901.00        |
| 5045 • Late Fee Income                 | 200.00           | 0.00             | 200.00            | 225.00            | 0.00              | 225.00            | 0.00              |
| 5050 • Interest                        | 70.30            | 0.00             | 70.30             | 339.41            | 0.00              | 339.41            | 0.00              |
| <b>Total Income</b>                    | <b>21,762.05</b> | <b>21,491.75</b> | <b>270.30</b>     | <b>108,023.16</b> | <b>107,458.75</b> | <b>564.41</b>     | <b>257,901.00</b> |
| <b>Gross Profit</b>                    | <b>21,762.05</b> | <b>21,491.75</b> | <b>270.30</b>     | <b>108,023.16</b> | <b>107,458.75</b> | <b>564.41</b>     | <b>257,901.00</b> |
| <b>Expense</b>                         |                  |                  |                   |                   |                   |                   |                   |
| 7000 • Disbursements                   |                  |                  |                   |                   |                   |                   |                   |
| 7100 • Grounds                         |                  |                  |                   |                   |                   |                   |                   |
| 7110 • Grounds Contract Common Area    | 4,115.00         | 4,115.00         | 0.00              | 20,575.00         | 20,575.00         | 0.00              | 49,380.00         |
| 7125 • Landscape-Renew/Replace/Remove  | 800.00           | 1,083.33         | (283.33)          | 3,697.04          | 5,416.69          | (1,719.65)        | 13,000.00         |
| 7130 • Mulch Common                    | 0.00             | 1,000.00         | (1,000.00)        | 1,944.80          | 5,000.00          | (3,055.20)        | 12,000.00         |
| 7140 • Palm Tree Trimming              | 0.00             | 291.67           | (291.67)          | 3,050.00          | 1,458.31          | 1,591.69          | 3,500.00          |
| 7150 • Irrigation Repairs & Maint-Comm | 737.80           | 416.67           | 321.13            | 2,217.34          | 2,083.31          | 134.03            | 5,000.00          |
| 7160 • Waterway Maintenance            | 363.00           | 366.67           | (3.67)            | 1,815.00          | 1,833.31          | (18.31)           | 4,400.00          |
| 7165 • Wetland Monitor                 | 0.00             | 25.00            | (25.00)           | 0.00              | 125.00            | (125.00)          | 300.00            |
| <b>Total 7100 • Grounds</b>            | <b>6,015.80</b>  | <b>7,298.34</b>  | <b>(1,282.54)</b> | <b>33,299.18</b>  | <b>36,491.62</b>  | <b>(3,192.44)</b> | <b>87,580.00</b>  |
| 7300 • Amenities Expense               |                  |                  |                   |                   |                   |                   |                   |
| 7310 • Pool Contract                   | 400.00           | 400.00           | 0.00              | 2,000.00          | 2,000.00          | 0.00              | 4,800.00          |
| 7315 • Pool Repairs                    | 100.00           | 500.00           | (400.00)          | 1,025.29          | 2,500.00          | (1,474.71)        | 6,000.00          |
| 7320 • Cabana/Pool Area Maintenance    | 300.00           | 1,000.00         | (700.00)          | 3,789.22          | 5,000.00          | (1,210.78)        | 12,000.00         |
| 7335 • Pool Permit                     | 375.35           | 33.33            | 342.02            | 375.35            | 166.69            | 208.66            | 400.00            |
| 7340 • Common Property Maint & Repair  | 0.00             | 416.67           | (416.67)          | 900.00            | 2,083.31          | (1,183.31)        | 5,000.00          |
| 7345 • Pressure Washing                | 0.00             | 83.33            | (83.33)           | 0.00              | 416.69            | (416.69)          | 1,000.00          |
| 7350 • Pool Heat                       | 531.78           | 666.67           | (134.89)          | 5,241.88          | 3,333.31          | 1,908.57          | 8,000.00          |
| <b>Total 7300 • Amenities Expense</b>  | <b>1,707.13</b>  | <b>3,100.00</b>  | <b>(1,392.87)</b> | <b>13,331.74</b>  | <b>15,500.00</b>  | <b>(2,168.26)</b> | <b>37,200.00</b>  |
| 7500 • Utilities                       |                  |                  |                   |                   |                   |                   |                   |
| 7510 • Irrigation Water (Reclaimed)    | 544.48           | 1,191.67         | (647.19)          | 4,385.42          | 5,958.31          | (1,572.89)        | 14,300.00         |
| 7520 • Electric                        | 377.32           | 452.92           | (75.60)           | 2,090.24          | 2,264.56          | (174.32)          | 5,435.00          |
| 7530 • Community Bulk Cable Contract   | 10,005.01        | 6,666.67         | 3,338.34          | 50,025.05         | 33,333.31         | 16,691.74         | 80,000.00         |
| <b>Total 7500 • Utilities</b>          | <b>10,926.81</b> | <b>8,311.26</b>  | <b>2,615.55</b>   | <b>56,500.71</b>  | <b>41,556.18</b>  | <b>14,944.53</b>  | <b>99,735.00</b>  |

06/13/18

**Wisteria Park HOA Inc**  
**Profit & Loss Budget Performance**

May 2018

|                                                 | May 18           | Budget           | \$ Over Budget    | Jan - May 18      | YTD Budget        | \$ Over Budget    | Annual Budget     |
|-------------------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>7800 · Administration</b>                    |                  |                  |                   |                   |                   |                   |                   |
| 7810 · Insurance - Property                     | 665.30           | 685.00           | (19.70)           | 3,326.50          | 3,425.00          | (98.50)           | 8,220.00          |
| 7820 · Legal/Professional                       | 0.00             | 291.67           | (291.67)          | 200.00            | 1,458.31          | (1,258.31)        | 3,500.00          |
| 7825 · Accounting Services                      | 0.00             | 208.33           | (208.33)          | 250.00            | 1,041.69          | (791.69)          | 2,500.00          |
| 7830 · Division Fees                            | 0.00             | 5.08             | (5.08)            | 61.25             | 25.44             | 35.81             | 61.00             |
| 7850 · Property Taxes                           | 461.50           | 0.00             | 461.50            | 461.50            | 0.00              | 461.50            | 0.00              |
| 7870 · Management Fee-Common                    | 1,292.16         | 1,292.08         | 0.08              | 6,479.33          | 6,460.44          | 18.89             | 15,505.00         |
| 7880 · Office Supplies, Postage, etc.           | 77.92            | 208.33           | (130.41)          | 693.99            | 1,041.69          | (347.70)          | 2,500.00          |
| 7885 · Bank Service Charge                      | 0.00             | 8.33             | (8.33)            | 37.65             | 41.69             | (4.04)            | 100.00            |
| 7890 · Bad Debt Expense                         | 83.33            | 83.33            | 0.00              | 416.69            | 416.69            | 0.00              | 1,000.00          |
| <b>Total 7800 · Administration</b>              | <b>2,580.21</b>  | <b>2,782.15</b>  | <b>(201.94)</b>   | <b>11,926.91</b>  | <b>13,910.95</b>  | <b>(1,984.04)</b> | <b>33,386.00</b>  |
| <b>Total 7000 · Disbursements</b>               | <b>21,229.95</b> | <b>21,491.75</b> | <b>(261.80)</b>   | <b>115,058.54</b> | <b>107,458.75</b> | <b>7,599.79</b>   | <b>257,901.00</b> |
| <b>Total Expense</b>                            | <b>21,229.95</b> | <b>21,491.75</b> | <b>(261.80)</b>   | <b>115,058.54</b> | <b>107,458.75</b> | <b>7,599.79</b>   | <b>257,901.00</b> |
| <b>Net Ordinary Income</b>                      | <b>532.10</b>    | <b>0.00</b>      | <b>532.10</b>     | <b>(7,035.38)</b> | <b>0.00</b>       | <b>(7,035.38)</b> | <b>0.00</b>       |
| <b>Other Income/Expense</b>                     |                  |                  |                   |                   |                   |                   |                   |
| <b>Other Income</b>                             |                  |                  |                   |                   |                   |                   |                   |
| 5011 · Supplemental Lot Assessments             | 8,640.00         | 8,640.00         | 0.00              | 43,200.00         | 43,200.00         | 0.00              | 103,680.00        |
| <b>Total Other Income</b>                       | <b>8,640.00</b>  | <b>8,640.00</b>  | <b>0.00</b>       | <b>43,200.00</b>  | <b>43,200.00</b>  | <b>0.00</b>       | <b>103,680.00</b> |
| <b>Other Expense</b>                            |                  |                  |                   |                   |                   |                   |                   |
| <b>7000-S · Supplemental Lot Expenses</b>       |                  |                  |                   |                   |                   |                   |                   |
| 7111-S · Grounds Contract - Maint Free          | 6,300.00         | 6,300.00         | 0.00              | 31,500.00         | 31,500.00         | 0.00              | 75,600.00         |
| 7131-S · Mulch Maint Free                       | 0.00             | 1,333.33         | (1,333.33)        | 937.50            | 6,666.69          | (5,729.19)        | 16,000.00         |
| 7141-S · Palm Tree Trimming-Maint Free          | 0.00             | 366.67           | (366.67)          | 0.00              | 1,833.31          | (1,833.31)        | 4,400.00          |
| 7151-S · Irrig Repair & Maint-Maint Free        | 597.31           | 432.08           | 165.23            | 1,162.73          | 2,160.44          | (997.71)          | 5,185.00          |
| 7871-S · Management Fee-Maint Free              | 207.84           | 207.92           | (0.08)            | 1,057.72          | 1,039.56          | 18.16             | 2,495.00          |
| <b>Total 7000-S · Supplemental Lot Expenses</b> | <b>7,105.15</b>  | <b>8,640.00</b>  | <b>(1,534.85)</b> | <b>34,657.95</b>  | <b>43,200.00</b>  | <b>(8,542.05)</b> | <b>103,680.00</b> |
| <b>Total Other Expense</b>                      | <b>7,105.15</b>  | <b>8,640.00</b>  | <b>(1,534.85)</b> | <b>34,657.95</b>  | <b>43,200.00</b>  | <b>(8,542.05)</b> | <b>103,680.00</b> |
| <b>Net Other Income</b>                         | <b>1,534.85</b>  | <b>0.00</b>      | <b>1,534.85</b>   | <b>8,542.05</b>   | <b>0.00</b>       | <b>8,542.05</b>   | <b>0.00</b>       |
| <b>Net Income</b>                               | <b>2,066.95</b>  | <b>0.00</b>      | <b>2,066.95</b>   | <b>1,506.67</b>   | <b>0.00</b>       | <b>1,506.67</b>   | <b>0.00</b>       |