



FINANCIAL REPORTS
June 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.

07/06/18

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance
 As of June 30, 2018

	Jun 30, 18
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial/SG Oper*4972	108,453.57
1015 · Cadence Oper MM*1509	171,382.16
Total 1010 · Checking	279,835.73
1020 · Reserve Accounts	
1022 · Centennial/SG Res MM*4980	81,952.15
Total 1020 · Reserve Accounts	81,952.15
Total Checking/Savings	361,787.88
Accounts Receivable	(50,488.35)
Other Current Assets	
1050 · Prepaid Insurance	1,330.65
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	1,056.00
Total Other Current Assets	2,436.65
Total Current Assets	313,736.18
Other Assets	
1140 · Allowance for Bad Debt	(500.02)
Total Other Assets	(500.02)
TOTAL ASSETS	313,236.16
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	9,094.71
Total Current Liabilities	9,094.71
Long Term Liabilities	
3500 · Reserve Fund	81,952.15
Total Long Term Liabilities	81,952.15
Total Liabilities	91,046.86
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	130.24
Total Equity	222,189.30
TOTAL LIABILITIES & EQUITY	313,236.16

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 June 2018

	Jun 18	Budget	\$ Over Budget	Jan - Jun 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	21,491.75	21,491.75	0.00	128,950.50	128,950.50	0.00	257,901.00
5045 · Late Fee Income	(25.00)	0.00	(25.00)	200.00	0.00	200.00	0.00
5050 · Interest	64.93	0.00	64.93	404.34	0.00	404.34	0.00
Total Income	21,531.68	21,491.75	39.93	129,554.84	128,950.50	604.34	257,901.00
Gross Profit	21,531.68	21,491.75	39.93	129,554.84	128,950.50	604.34	257,901.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,115.00	4,115.00	0.00	24,690.00	24,690.00	0.00	49,380.00
7125 · Landscape-Renew/Replace/Remove	2,000.00	1,083.33	916.67	5,697.04	6,500.02	(802.98)	13,000.00
7130 · Mulch Common	0.00	1,000.00	(1,000.00)	1,944.80	6,000.00	(4,055.20)	12,000.00
7140 · Palm Tree Trimming	895.00	291.67	603.33	3,945.00	1,749.98	2,195.02	3,500.00
7150 · Irrigation Repairs & Maint-Comm	1,253.25	416.67	836.58	3,470.59	2,499.98	970.61	5,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	2,178.00	2,199.98	(21.98)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	150.00	(150.00)	300.00
Total 7100 · Grounds	8,626.25	7,298.34	1,327.91	41,925.43	43,789.96	(1,864.53)	87,580.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	2,400.00	2,400.00	0.00	4,800.00
7315 · Pool Repairs	170.80	500.00	(329.20)	1,196.09	3,000.00	(1,803.91)	6,000.00
7320 · Cabana/Pool Area Maintenance	1,655.57	1,000.00	655.57	5,444.79	6,000.00	(555.21)	12,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.35	200.02	175.33	400.00
7340 · Common Property Maint & Repair	0.00	416.67	(416.67)	900.00	2,499.98	(1,599.98)	5,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
7350 · Pool Heat	346.56	666.67	(320.11)	5,588.44	3,999.98	1,588.46	8,000.00
Total 7300 · Amenities Expense	2,572.93	3,100.00	(527.07)	15,904.67	18,600.00	(2,695.33)	37,200.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,181.23	1,191.67	(10.44)	5,566.65	7,149.98	(1,583.33)	14,300.00
7520 · Electric	397.05	452.92	(55.87)	2,487.29	2,717.48	(230.19)	5,435.00
7530 · Community Bulk Cable Contract	6,080.67	6,666.67	(586.00)	56,105.72	39,999.98	16,105.74	80,000.00
Total 7500 · Utilities	7,658.95	8,311.26	(652.31)	64,159.66	49,867.44	14,292.22	99,735.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
June 2018

	Jun 18	Budget	\$ Over Budget	Jan - Jun 18	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	665.30	685.00	(19.70)	3,991.80	4,110.00	(118.20)	8,220.00
7820 · Legal/Professional	0.00	291.67	(291.67)	200.00	1,749.98	(1,549.98)	3,500.00
7825 · Accounting Services	2,200.00	208.33	1,991.67	2,450.00	1,250.02	1,199.98	2,500.00
7830 · Division Fees	0.00	5.08	(5.08)	61.25	30.52	30.73	61.00
7850 · Property Taxes	0.00	0.00	0.00	461.50	0.00	461.50	0.00
7870 · Management Fee-Common	1,292.16	1,292.08	0.08	7,771.49	7,752.52	18.97	15,505.00
7880 · Office Supplies, Postage, etc.	109.28	208.33	(99.05)	803.27	1,250.02	(446.75)	2,500.00
7885 · Bank Service Charge	0.00	8.33	(8.33)	37.65	50.02	(12.37)	100.00
7890 · Bad Debt Expense	83.33	83.33	0.00	500.02	500.02	0.00	1,000.00
Total 7800 · Administration	4,350.07	2,782.15	1,567.92	16,276.98	16,693.10	(416.12)	33,386.00
Total 7000 · Disbursements	23,208.20	21,491.75	1,716.45	138,266.74	128,950.50	9,316.24	257,901.00
Total Expense	23,208.20	21,491.75	1,716.45	138,266.74	128,950.50	9,316.24	257,901.00
Net Ordinary Income	(1,676.52)	0.00	(1,676.52)	(8,711.90)	0.00	(8,711.90)	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	8,640.00	8,640.00	0.00	51,840.00	51,840.00	0.00	103,680.00
Total Other Income	8,640.00	8,640.00	0.00	51,840.00	51,840.00	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	37,800.00	37,800.00	0.00	75,600.00
7131-S · Mulch Maint Free	0.00	1,333.33	(1,333.33)	937.50	8,000.02	(7,062.52)	16,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	366.67	(366.67)	0.00	2,199.98	(2,199.98)	4,400.00
7151-S · Irrig Repair & Maint-Maint Free	1,832.07	432.08	1,399.99	2,994.80	2,592.52	402.28	5,185.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	1,265.56	1,247.48	18.08	2,495.00
Total 7000-S · Supplemental Lot Expenses	8,339.91	8,640.00	(300.09)	42,997.86	51,840.00	(8,842.14)	103,680.00
Total Other Expense	8,339.91	8,640.00	(300.09)	42,997.86	51,840.00	(8,842.14)	103,680.00
Net Other Income	300.09	0.00	300.09	8,842.14	0.00	8,842.14	0.00
Net Income	(1,376.43)	0.00	(1,376.43)	130.24	0.00	130.24	0.00