



FINANCIAL REPORTS
August 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.

09/11/18

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance
 As of August 31, 2018

	Aug 31, 18
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial/SG Oper*4972	111,178.56
1015 · Cadence Oper MM*1509	171,484.07
1019 · Due (to)/from Reserves	1,937.50
Total 1010 · Checking	284,600.13
1020 · Reserve Accounts	
1022 · Centennial/SG Res MM*4980	88,679.73
1029 · Due (to)/from Operating	(1,937.50)
Total 1020 · Reserve Accounts	86,742.23
Total Checking/Savings	371,342.36
Accounts Receivable	(11,139.35)
Other Current Assets	
1050 · Prepaid Insurance	706.00
1210 · Utility Deposits	50.00
Total Other Current Assets	756.00
Total Current Assets	360,959.01
Other Assets	
1140 · Allowance for Bad Debt	(666.68)
Total Other Assets	(666.68)
TOTAL ASSETS	360,292.33
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	9,711.78
Other Current Liabilities	
3031 · Deferred Assessments	33,456.00
Total Other Current Liabilities	33,456.00
Total Current Liabilities	43,167.78
Long Term Liabilities	
3500 · Reserve Fund	86,742.23
Total Long Term Liabilities	86,742.23
Total Liabilities	129,910.01
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	8,323.26
Total Equity	230,382.32
TOTAL LIABILITIES & EQUITY	360,292.33

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 August 2018

	Aug 18	Budget	\$ Over Budget	Jan - Aug 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	21,491.75	21,491.75	0.00	171,934.00	171,934.00	0.00	257,901.00
5045 · Late Fee Income	100.00	0.00	100.00	300.00	0.00	300.00	0.00
5050 · Interest	72.82	0.00	72.82	552.19	0.00	552.19	0.00
Total Income	<u>21,664.57</u>	<u>21,491.75</u>	<u>172.82</u>	<u>172,786.19</u>	<u>171,934.00</u>	<u>852.19</u>	<u>257,901.00</u>
Gross Profit	21,664.57	21,491.75	172.82	172,786.19	171,934.00	852.19	257,901.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,115.00	4,115.00	0.00	32,920.00	32,920.00	0.00	49,380.00
7125 · Landscape-Renew/Replace/Remove	7,435.00	1,083.33	6,351.67	13,832.04	8,666.68	5,165.36	13,000.00
7130 · Mulch Common	1,090.00	1,000.00	90.00	3,034.80	8,000.00	(4,965.20)	12,000.00
7140 · Palm Tree Trimming	(2,790.75)	291.67	(3,082.42)	1,154.25	2,333.32	(1,179.07)	3,500.00
7150 · Irrigation Repairs & Maint-Comm	499.48	416.67	82.81	4,131.98	3,333.32	798.66	5,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	2,904.00	2,933.32	(29.32)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	200.00	(200.00)	300.00
Total 7100 · Grounds	<u>10,711.73</u>	<u>7,298.34</u>	<u>3,413.39</u>	<u>57,977.07</u>	<u>58,386.64</u>	<u>(409.57)</u>	<u>87,580.00</u>
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	3,200.00	3,200.00	0.00	4,800.00
7315 · Pool Repairs	497.87	500.00	(2.13)	2,088.51	4,000.00	(1,911.49)	6,000.00
7320 · Cabana/Pool Area Maintenance	1,178.22	1,000.00	178.22	6,923.01	8,000.00	(1,076.99)	12,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.35	266.68	108.67	400.00
7340 · Common Property Maint & Repair	0.00	416.67	(416.67)	900.00	3,333.32	(2,433.32)	5,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	666.68	(666.68)	1,000.00
7350 · Pool Heat	76.87	666.67	(589.80)	5,862.32	5,333.32	529.00	8,000.00
Total 7300 · Amenities Expense	<u>2,152.96</u>	<u>3,100.00</u>	<u>(947.04)</u>	<u>19,349.19</u>	<u>24,800.00</u>	<u>(5,450.81)</u>	<u>37,200.00</u>
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	814.26	1,191.67	(377.41)	7,243.50	9,533.32	(2,289.82)	14,300.00
7520 · Electric	374.49	452.92	(78.43)	3,200.74	3,623.32	(422.58)	5,435.00
7530 · Community Bulk Cable Contract	6,068.27	6,666.67	(598.40)	65,001.11	53,333.32	11,667.79	80,000.00
Total 7500 · Utilities	<u>7,257.02</u>	<u>8,311.26</u>	<u>(1,054.24)</u>	<u>75,445.35</u>	<u>66,489.96</u>	<u>8,955.39</u>	<u>99,735.00</u>

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 August 2018

	Aug 18	Budget	\$ Over Budget	Jan - Aug 18	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	665.35	685.00	(19.65)	5,322.45	5,480.00	(157.55)	8,220.00
7820 · Legal/Professional	0.00	291.67	(291.67)	200.00	2,333.32	(2,133.32)	3,500.00
7825 · Accounting Services	0.00	208.33	(208.33)	2,450.00	1,666.68	783.32	2,500.00
7830 · Division Fees	0.00	5.08	(5.08)	61.25	40.68	20.57	61.00
7850 · Property Taxes	0.00	0.00	0.00	461.50	0.00	461.50	0.00
7870 · Management Fee-Common	1,273.63	1,292.08	(18.45)	10,337.28	10,336.68	0.60	15,505.00
7880 · Office Supplies, Postage, etc.	91.01	208.33	(117.32)	993.73	1,666.68	(672.95)	2,500.00
7885 · Bank Service Charge	34.05	8.33	25.72	85.75	66.68	19.07	100.00
7890 · Bad Debt Expense	83.33	83.33	0.00	666.68	666.68	0.00	1,000.00
Total 7800 · Administration	2,147.37	2,782.15	(634.78)	20,578.64	22,257.40	(1,678.76)	33,386.00
Total 7000 · Disbursements	22,269.08	21,491.75	777.33	173,350.25	171,934.00	1,416.25	257,901.00
Total Expense	22,269.08	21,491.75	777.33	173,350.25	171,934.00	1,416.25	257,901.00
Net Ordinary Income	(604.51)	0.00	(604.51)	(564.06)	0.00	(564.06)	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	8,640.00	8,640.00	0.00	69,120.00	69,120.00	0.00	103,680.00
Total Other Income	8,640.00	8,640.00	0.00	69,120.00	69,120.00	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	50,400.00	50,400.00	0.00	75,600.00
7131-S · Mulch Maint Free	0.00	1,333.33	(1,333.33)	937.50	10,666.68	(9,729.18)	16,000.00
7141-S · Palm Tree Trimming-Maint Free	3,657.50	366.67	3,290.83	3,657.50	2,933.32	724.18	4,400.00
7151-S · Irrig Repair & Maint-Maint Free	330.95	432.08	(101.13)	3,574.96	3,456.68	118.28	5,185.00
7871-S · Management Fee-Maint Free	189.32	207.92	(18.60)	1,662.72	1,663.32	(0.60)	2,495.00
Total 7000-S · Supplemental Lot Expenses	10,477.77	8,640.00	1,837.77	60,232.68	69,120.00	(8,887.32)	103,680.00
Total Other Expense	10,477.77	8,640.00	1,837.77	60,232.68	69,120.00	(8,887.32)	103,680.00
Net Other Income	(1,837.77)	0.00	(1,837.77)	8,887.32	0.00	8,887.32	0.00
Net Income	(2,442.28)	0.00	(2,442.28)	8,323.26	0.00	8,323.26	0.00