WISTERIA
PARK

FINANCIAL REPORTS
September 30, 2018

TABLE OF CONTENTS:

Prepared By: Sunstate Association Management Group, Inc.

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance

10/18/18

As of September 30, 2018

		Sep 30, 18
ASSETS		
Current Assets		
Checking/Savings		
1010 · Checking		
1013 · Centennial/SG Oper*4972	95,623.94	
1015 · Cadence Oper MM*1509	171,533.40	
1019 · Due (to)/from Reserves	5,297.37	
Total 1010 · Checking		272,454.71
1020 · Reserve Accounts		
1022 · Centennial/SG Res MM*4980	90,112.38	
1029 · Due (to)/from Operating	(5,297.37)	
Total 1020 · Reserve Accounts		84,815.01
Total Checking/Savings		357,269.72
Accounts Receivable		(40,732.35)
Other Current Assets		
1050 · Prepaid Insurance		7,480.49
1210 · Utility Deposits		50.00
1499 · Undeposited Funds		528.00
Total Other Current Assets		8,058.49
Total Current Assets		324,595.86
Other Assets		
1140 · Allowance for Bad Debt		(750.01)
Total Other Assets		(750.01)
TOTAL ASSETS		**323,845.85**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		1,572.20
Total Current Liabilities		1,572.20
Long Term Liabilities		
3500 · Reserve Fund		84,815.01
Total Long Term Liabilities		84,815.01
Total Liabilities		86,387.21
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		15,399.58
Total Equity		237,458.64
TOTAL LIABILITIES & EQUITY		**323,845.85**

10/18/18

Wisteria Park HOA Inc
Profit & Loss Budget Performance
September 2018

	Sep 18	Budget	$ Over Budget	Jan - Sep 18	YTD Budget	$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	21,491.75	21,491.75	0.00	193,425.75	193,425.75	0.00	257,901.00
5045 · Late Fee Income	0.00	0.00	0.00	300.00	0.00	300.00	0.00
5050 · Interest	67.06	0.00	67.06	619.25	0.00	619.25	0.00
Total Income	21,558.81	21,491.75	67.06	194,345.00	193,425.75	919.25	257,901.00
Gross Profit	21,558.81	21,491.75	67.06	194,345.00	193,425.75	919.25	257,901.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,115.00	4,115.00	0.00	37,035.00	37,035.00	0.00	49,380.00
7125 · Landscape-Renew/Replace/Remove	875.00	1,083.33	(208.33)	14,707.04	9,750.01	4,957.03	13,000.00
7130 · Mulch Common	0.00	1,000.00	(1,000.00)	3,034.80	9,000.00	(5,965.20)	12,000.00
7140 · Palm Tree Trimming	0.00	291.67	(291.67)	1,154.25	2,624.99	(1,470.74)	3,500.00
7150 · Irrigation Repairs & Maint-Comm	157.48	416.67	(259.19)	4,289.46	3,749.99	539.47	5,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	3,267.00	3,299.99	(32.99)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	225.00	(225.00)	300.00
Total 7100 · Grounds	5,510.48	7,298.34	(1,787.86)	63,487.55	65,684.98	(2,197.43)	87,580.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	3,600.00	3,600.00	0.00	4,800.00
7315 · Pool Repairs	0.00	500.00	(500.00)	2,088.51	4,500.00	(2,411.49)	6,000.00
7320 · Cabana/Pool Area Maintenance	1,021.48	1,000.00	21.48	7,944.49	9,000.00	(1,055.51)	12,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.35	300.01	75.34	400.00
7340 · Common Property Maint & Repair	0.00	416.67	(416.67)	900.00	3,749.99	(2,849.99)	5,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
7350 · Pool Heat	40.98	666.67	(625.69)	5,903.30	5,999.99	(96.69)	8,000.00
Total 7300 · Amenities Expense	1,462.46	3,100.00	(1,637.54)	20,811.65	27,900.00	(7,088.35)	37,200.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	611.03	1,191.67	(580.64)	7,854.53	10,724.99	(2,870.46)	14,300.00
7520 · Electric	427.42	452.92	(25.50)	3,628.16	4,076.24	(448.08)	5,435.00
7530 · Community Bulk Cable Contract	6,068.27	6,666.67	(598.40)	71,069.38	59,999.99	11,069.39	80,000.00
Total 7500 · Utilities	7,106.72	8,311.26	(1,204.54)	82,552.07	74,801.22	7,750.85	99,735.00

Wisteria Park HOA Inc
Profit & Loss Budget Performance
September 2018

	Sep 18	Budget	$ Over Budget	Jan - Sep 18	YTD Budget	$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	680.05	685.00	(4.95)	6,002.50	6,165.00	(162.50)	8,220.00
7820 · Legal/Professional	0.00	291.67	(291.67)	200.00	2,624.99	(2,424.99)	3,500.00
7825 · Accounting Services	0.00	208.33	(208.33)	2,450.00	1,875.01	574.99	2,500.00
7830 · Division Fees	0.00	5.08	(5.08)	61.25	45.76	15.49	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	11,629.44	11,628.76	0.68	15,505.00
7880 · Office Supplies, Postage, etc.	111.11	208.33	(97.22)	1,104.84	1,875.01	(770.17)	2,500.00
7885 · Bank Service Charge	1.50	8.33	(6.83)	87.25	75.01	12.24	100.00
7890 · Bad Debt Expense	83.33	83.33	0.00	750.01	750.01	0.00	1,000.00
Total 7800 · Administration	2,168.15	2,782.15	(614.00)	22,746.79	25,039.55	(2,292.76)	33,386.00
Total 7000 · Disbursements	16,247.81	21,491.75	(5,243.94)	189,598.06	193,425.75	(3,827.69)	257,901.00
Total Expense	16,247.81	21,491.75	(5,243.94)	189,598.06	193,425.75	(3,827.69)	257,901.00
Net Ordinary Income	5,311.00	0.00	5,311.00	4,746.94	0.00	4,746.94	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	8,640.00	8,640.00	0.00	77,760.00	77,760.00	0.00	103,680.00
Total Other Income	8,640.00	8,640.00	0.00	77,760.00	77,760.00	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	56,700.00	56,700.00	0.00	75,600.00
7131-S · Mulch Maint Free	0.00	1,333.33	(1,333.33)	937.50	12,000.01	(11,062.51)	16,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	366.67	(366.67)	3,657.50	3,299.99	357.51	4,400.00
7151-S · Irrig Repair & Maint-Maint Free	366.84	432.08	(65.24)	3,941.80	3,888.76	53.04	5,185.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	1,870.56	1,871.24	(0.68)	2,495.00
Total 7000-S · Supplemental Lot Expenses	6,874.68	8,640.00	(1,765.32)	67,107.36	77,760.00	(10,652.64)	103,680.00
Total Other Expense	6,874.68	8,640.00	(1,765.32)	67,107.36	77,760.00	(10,652.64)	103,680.00
Net Other Income	1,765.32	0.00	1,765.32	10,652.64	0.00	10,652.64	0.00
Net Income	**7,076.32**	**0.00**	**7,076.32**	**15,399.58**	**0.00**	**15,399.58**	**0.00**