

**WISTERIA
PARK**

FINANCIAL REPORTS
October 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.

11/15/18

Wisteria Park HOA Inc

Statement of Assets, Liabilities, & Fund Balance

As of October 31, 2018

	Oct 31, 18
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial/SG Oper*4972	130,305.47
1015 · Cadence Oper MM*1509	171,584.39
Total 1010 · Checking	301,889.86
1020 · Reserve Accounts	
1022 · Centennial/SG Res MM*4980	88,206.74
Total 1020 · Reserve Accounts	88,206.74
Total Checking/Savings	390,096.60
Accounts Receivable	
1040 · Assessment Receivable	955.65
Total Accounts Receivable	955.65
Other Current Assets	
1050 · Prepaid Insurance	6,800.44
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	528.00
Total Other Current Assets	7,378.44
Total Current Assets	398,430.69
Other Assets	
1140 · Allowance for Bad Debt	(833.34)
Total Other Assets	(833.34)
TOTAL ASSETS	397,597.35
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	674.06
Total Accounts Payable	674.06
Other Current Liabilities	
3031 · Deferred Assessments	66,912.00
Total Other Current Liabilities	66,912.00
Total Current Liabilities	67,586.06
Long Term Liabilities	
3500 · Reserve Fund	88,206.74
Total Long Term Liabilities	88,206.74
Total Liabilities	155,792.80
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	19,745.49
Total Equity	241,804.55
TOTAL LIABILITIES & EQUITY	397,597.35

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Wisteria Park HOA Inc Profit & Loss Budget Performance

October 2018

	Oct 18	Budget	\$ Over Budget	Jan - Oct 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	21,491.75	21,491.75	0.00	214,917.50	214,917.50	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	75.72	0.00	75.72	694.97	0.00	694.97	0.00
Total Income	21,567.47	21,491.75	75.72	215,912.47	214,917.50	994.97	257,901.00
Gross Profit	21,567.47	21,491.75	75.72	215,912.47	214,917.50	994.97	257,901.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,115.00	4,115.00	0.00	41,150.00	41,150.00	0.00	49,380.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,083.33	(1,083.33)	14,707.04	10,833.34	3,873.70	13,000.00
7130 · Mulch Common	0.00	1,000.00	(1,000.00)	3,034.80	10,000.00	(6,965.20)	12,000.00
7140 · Palm Tree Trimming	175.00	291.67	(116.67)	1,329.25	2,916.66	(1,587.41)	3,500.00
7150 · Irrigation Repairs & Maint-Comm	3,789.60	416.67	3,372.93	8,079.06	4,166.66	3,912.40	5,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	3,630.00	3,666.66	(36.66)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	250.00	(250.00)	300.00
Total 7100 · Grounds	8,442.60	7,298.34	1,144.26	71,930.15	72,983.32	(1,053.17)	87,580.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	4,000.00	4,000.00	0.00	4,800.00
7315 · Pool Repairs	0.00	500.00	(500.00)	2,088.51	5,000.00	(2,911.49)	6,000.00
7320 · Cabana/Pool Area Maintenance	928.32	1,000.00	(71.68)	8,872.81	10,000.00	(1,127.19)	12,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.35	333.34	42.01	400.00
7340 · Common Property Maint & Repair	0.00	416.67	(416.67)	900.00	4,166.66	(3,266.66)	5,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	833.34	(833.34)	1,000.00
7350 · Pool Heat	40.98	666.67	(625.69)	5,944.28	6,666.66	(722.38)	8,000.00
Total 7300 · Amenities Expense	1,369.30	3,100.00	(1,730.70)	22,180.95	31,000.00	(8,819.05)	37,200.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	587.47	1,191.67	(604.20)	8,442.00	11,916.66	(3,474.66)	14,300.00
7520 · Electric	391.26	452.92	(61.66)	4,019.42	4,529.16	(509.74)	5,435.00
7530 · Community Bulk Cable Contract	6,070.02	6,666.67	(596.65)	77,139.40	66,666.66	10,472.74	80,000.00
Total 7500 · Utilities	7,048.75	8,311.26	(1,262.51)	89,600.82	83,112.48	6,488.34	99,735.00

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Wisteria Park HOA Inc

Profit & Loss Budget Performance

October 2018

	Oct 18	Budget	\$ Over Budget	Jan - Oct 18	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	680.05	685.00	(4.95)	6,682.55	6,850.00	(167.45)	8,220.00
7820 · Legal/Professional	0.00	291.67	(291.67)	200.00	2,916.66	(2,716.66)	3,500.00
7825 · Accounting Services	0.00	208.33	(208.33)	2,450.00	2,083.34	366.66	2,500.00
7830 · Division Fees	0.00	5.08	(5.08)	61.25	50.84	10.41	61.00
7850 · Property Taxes	0.00	0.00	0.00	461.50	0.00	461.50	0.00
7870 · Management Fee-Common	1,337.16	1,292.08	45.08	12,966.60	12,920.84	45.76	15,505.00
7880 · Office Supplies, Postage, etc.	84.21	208.33	(124.12)	1,189.05	2,083.34	(894.29)	2,500.00
7885 · Bank Service Charge	9.70	8.33	1.37	96.95	83.34	13.61	100.00
7890 · Bad Debt Expense	83.33	83.33	0.00	833.34	833.34	0.00	1,000.00
Total 7800 · Administration	2,194.45	2,782.15	(587.70)	24,941.24	27,821.70	(2,880.46)	33,386.00
Total 7000 · Disbursements	19,055.10	21,491.75	(2,436.65)	208,653.16	214,917.50	(6,264.34)	257,901.00
Total Expense	19,055.10	21,491.75	(2,436.65)	208,653.16	214,917.50	(6,264.34)	257,901.00
Net Ordinary Income	2,512.37	0.00	2,512.37	7,259.31	0.00	7,259.31	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	8,640.00	8,640.00	0.00	86,400.00	86,400.00	0.00	103,680.00
Total Other Income	8,640.00	8,640.00	0.00	86,400.00	86,400.00	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	63,000.00	63,000.00	0.00	75,600.00
7131-S · Mulch Maint Free	0.00	1,333.33	(1,333.33)	937.50	13,333.34	(12,395.84)	16,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	366.67	(366.67)	3,657.50	3,666.66	(9.16)	4,400.00
7151-S · Irrig Repair & Maint-Maint Free	253.62	432.08	(178.46)	4,195.42	4,320.84	(125.42)	5,185.00
7871-S · Management Fee-Maint Free	252.84	207.92	44.92	2,123.40	2,079.16	44.24	2,495.00
Total 7000-S · Supplemental Lot Expenses	6,806.46	8,640.00	(1,833.54)	73,913.82	86,400.00	(12,486.18)	103,680.00
Total Other Expense	6,806.46	8,640.00	(1,833.54)	73,913.82	86,400.00	(12,486.18)	103,680.00
Net Other Income	1,833.54	0.00	1,833.54	12,486.18	0.00	12,486.18	0.00
Net Income	4,345.91	0.00	4,345.91	19,745.49	0.00	19,745.49	0.00