



FINANCIAL REPORTS
November 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.

12/12/18

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

	Nov 30, 18
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial/SG Oper*4972	109,064.91
1015 · Cadence Oper MM*1509	171,633.75
Total 1010 · Checking	280,698.66
1020 · Reserve Accounts	
1022 · Centennial/SG Res MM*4980	91,596.89
Total 1020 · Reserve Accounts	91,596.89
Total Checking/Savings	372,295.55
Accounts Receivable	(4,769.83)
Other Current Assets	
1050 · Prepaid Insurance	6,120.39
1210 · Utility Deposits	50.00
Total Other Current Assets	6,170.39
Total Current Assets	373,696.11
Other Assets	
1140 · Allowance for Bad Debt	(916.67)
Total Other Assets	(916.67)
TOTAL ASSETS	372,779.44
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	7,646.74
Other Current Liabilities	
3031 · Deferred Assessments	33,456.00
Total Other Current Liabilities	33,456.00
Total Current Liabilities	41,102.74
Long Term Liabilities	
3500 · Reserve Fund	91,596.89
Total Long Term Liabilities	91,596.89
Total Liabilities	132,699.63
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	18,020.75
Total Equity	240,079.81
TOTAL LIABILITIES & EQUITY	372,779.44

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

November 2018

	Nov 18	Budget	\$ Over Budget	Jan - Nov 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	21,491.75	21,491.75	0.00	236,409.25	236,409.25	0.00	257,901.00
5040 · Other	100.00	0.00	100.00	100.00	0.00	100.00	0.00
5045 · Late Fee Income	0.00	0.00	0.00	300.00	0.00	300.00	0.00
5050 · Interest	69.62	0.00	69.62	764.59	0.00	764.59	0.00
Total Income	21,661.37	21,491.75	169.62	237,573.84	236,409.25	1,164.59	257,901.00
Gross Profit	21,661.37	21,491.75	169.62	237,573.84	236,409.25	1,164.59	257,901.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,115.00	4,115.00	0.00	45,265.00	45,265.00	0.00	49,380.00
7125 · Landscape-Renew/Replace/Remove	6,124.00	1,083.33	5,040.67	20,831.04	11,916.67	8,914.37	13,000.00
7130 · Mulch Common	0.00	1,000.00	(1,000.00)	3,034.80	11,000.00	(7,965.20)	12,000.00
7140 · Palm Tree Trimming	0.00	291.67	(291.67)	1,329.25	3,208.33	(1,879.08)	3,500.00
7150 · Irrigation Repairs & Maint-Comm	2,271.42	416.67	1,854.75	10,350.48	4,583.33	5,767.15	5,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	3,993.00	4,033.33	(40.33)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	275.00	(275.00)	300.00
Total 7100 · Grounds	12,873.42	7,298.34	5,575.08	84,803.57	80,281.66	4,521.91	87,580.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	4,400.00	4,400.00	0.00	4,800.00
7315 · Pool Repairs	217.00	500.00	(283.00)	2,305.51	5,500.00	(3,194.49)	6,000.00
7320 · Cabana/Pool Area Maintenance	686.78	1,000.00	(313.22)	9,559.59	11,000.00	(1,440.41)	12,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.35	366.67	8.68	400.00
7340 · Common Property Maint & Repair	25.00	416.67	(391.67)	925.00	4,583.33	(3,658.33)	5,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
7350 · Pool Heat	86.26	666.67	(580.41)	6,030.54	7,333.33	(1,302.79)	8,000.00
Total 7300 · Amenities Expense	1,415.04	3,100.00	(1,684.96)	23,595.99	34,100.00	(10,504.01)	37,200.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	504.49	1,191.67	(687.18)	8,946.49	13,108.33	(4,161.84)	14,300.00
7520 · Electric	402.67	452.92	(50.25)	4,422.09	4,982.08	(559.99)	5,435.00
7530 · Community Bulk Cable Contract	6,069.15	6,666.67	(597.52)	83,208.55	73,333.33	9,875.22	80,000.00
Total 7500 · Utilities	6,976.31	8,311.26	(1,334.95)	96,577.13	91,423.74	5,153.39	99,735.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
November 2018

	Nov 18	Budget	\$ Over Budget	Jan - Nov 18	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	680.05	685.00	(4.95)	7,362.60	7,535.00	(172.40)	8,220.00
7820 · Legal/Professional	0.00	291.67	(291.67)	200.00	3,208.33	(3,008.33)	3,500.00
7825 · Accounting Services	0.00	208.33	(208.33)	2,450.00	2,291.67	158.33	2,500.00
7830 · Division Fees	0.00	5.08	(5.08)	61.25	55.92	5.33	61.00
7850 · Property Taxes	456.76	0.00	456.76	918.26	0.00	918.26	0.00
7870 · Management Fee-Common	1,292.16	1,292.08	0.08	14,258.76	14,212.92	45.84	15,505.00
7880 · Office Supplies, Postage, etc.	391.74	208.33	183.41	1,580.79	2,291.67	(710.88)	2,500.00
7885 · Bank Service Charge	35.45	8.33	27.12	132.40	91.67	40.73	100.00
7890 · Bad Debt Expense	83.33	83.33	0.00	916.67	916.67	0.00	1,000.00
Total 7800 · Administration	2,939.49	2,782.15	157.34	27,880.73	30,603.85	(2,723.12)	33,386.00
Total 7000 · Disbursements	24,204.26	21,491.75	2,712.51	232,857.42	236,409.25	(3,551.83)	257,901.00
Total Expense	24,204.26	21,491.75	2,712.51	232,857.42	236,409.25	(3,551.83)	257,901.00
Net Ordinary Income	(2,542.89)	0.00	(2,542.89)	4,716.42	0.00	4,716.42	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	8,640.00	8,640.00	0.00	95,040.00	95,040.00	0.00	103,680.00
Total Other Income	8,640.00	8,640.00	0.00	95,040.00	95,040.00	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	69,300.00	69,300.00	0.00	75,600.00
7131-S · Mulch Maint Free	0.00	1,333.33	(1,333.33)	937.50	14,666.67	(13,729.17)	16,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	366.67	(366.67)	3,657.50	4,033.33	(375.83)	4,400.00
7151-S · Irrig Repair & Maint-Maint Free	1,314.01	432.08	881.93	5,509.43	4,752.92	756.51	5,185.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	2,331.24	2,287.08	44.16	2,495.00
Total 7000-S · Supplemental Lot Expenses	7,821.85	8,640.00	(818.15)	81,735.67	95,040.00	(13,304.33)	103,680.00
Total Other Expense	7,821.85	8,640.00	(818.15)	81,735.67	95,040.00	(13,304.33)	103,680.00
Net Other Income	818.15	0.00	818.15	13,304.33	0.00	13,304.33	0.00
Net Income	(1,724.74)	0.00	(1,724.74)	18,020.75	0.00	18,020.75	0.00