



**WISTERIA  
PARK**

**FINANCIAL REPORTS  
December 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.**

01/31/19

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

As of December 31, 2018

	Dec 31, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Checking	
1013 · Centennial/SG Oper*4972	103,198.04
1015 · Cadence Oper MM*1509	171,679.77
1019 · Due (to)/from Reserves	3,901.73
<b>Total 1010 · Checking</b>	278,779.54
1020 · Reserve Accounts	
1022 · Centennial/SG Res MM*4980	94,991.81
1029 · Due (to)/from Operating	(3,901.73)
<b>Total 1020 · Reserve Accounts</b>	91,090.08
<b>Total Checking/Savings</b>	369,869.62
<b>Accounts Receivable</b>	(58,189.83)
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	5,440.34
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	5,490.34
<b>Total Current Assets</b>	317,170.13
<b>Other Assets</b>	
1140 · Allowance for Bad Debt	(1,000.00)
<b>Total Other Assets</b>	(1,000.00)
<b>TOTAL ASSETS</b>	<b>316,170.13</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	696.54
<b>Total Current Liabilities</b>	696.54
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	91,090.08
<b>Total Long Term Liabilities</b>	91,090.08
<b>Total Liabilities</b>	91,786.62
<b>Equity</b>	
3985 · Prior Year Adjustment	(3,529.99)
3990 · Operating Fund Balance	219,955.29
3996 · East side Maint Surplus	5,633.76
Net Income	2,324.45
<b>Total Equity</b>	224,383.51
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>316,170.13</b>

01/31/19

**Wisteria Park HOA Inc**  
**Profit & Loss Budget Performance**  
December 2018

	Dec 18	Budget	\$ Over Budget	Jan - Dec 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments	21,491.75	21,491.75	0.00	257,901.00	257,901.00	0.00	257,901.00
5040 · Other	0.00	0.00	0.00	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	68.68	0.00	68.68	833.27	0.00	833.27	0.00
<b>Total Income</b>	<b>21,560.43</b>	<b>21,491.75</b>	<b>68.68</b>	<b>259,134.27</b>	<b>257,901.00</b>	<b>1,233.27</b>	<b>257,901.00</b>
<b>Gross Profit</b>	<b>21,560.43</b>	<b>21,491.75</b>	<b>68.68</b>	<b>259,134.27</b>	<b>257,901.00</b>	<b>1,233.27</b>	<b>257,901.00</b>
<b>Expense</b>							
<b>7000 · Disbursements</b>							
<b>7100 · Grounds</b>							
7110 · Grounds Contract Common Area	4,115.00	4,115.00	0.00	49,380.00	49,380.00	0.00	49,380.00
7125 · Landscape-Renew/Replace/Remove	300.00	1,083.33	(783.33)	21,131.04	13,000.00	8,131.04	13,000.00
7130 · Mulch Common	3,620.25	1,000.00	2,620.25	6,655.05	12,000.00	(5,344.95)	12,000.00
7140 · Palm Tree Trimming	2,706.25	291.67	2,414.58	4,035.50	3,500.00	535.50	3,500.00
7150 · Irrigation Repairs & Maint-Comm	528.49	416.67	111.82	10,878.97	5,000.00	5,878.97	5,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	4,356.00	4,400.00	(44.00)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	300.00	(300.00)	300.00
<b>Total 7100 · Grounds</b>	<b>11,632.99</b>	<b>7,298.34</b>	<b>4,334.65</b>	<b>96,436.56</b>	<b>87,580.00</b>	<b>8,856.56</b>	<b>87,580.00</b>
<b>7300 · Amenities Expense</b>							
7310 · Pool Contract	400.00	400.00	0.00	4,800.00	4,800.00	0.00	4,800.00
7315 · Pool Repairs	63.96	500.00	(436.04)	2,369.47	6,000.00	(3,630.53)	6,000.00
7320 · Cabana/Pool Area Maintenance	895.58	1,000.00	(104.42)	10,455.17	12,000.00	(1,544.83)	12,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.35	400.00	(24.65)	400.00
7340 · Common Property Maint & Repair	0.00	416.67	(416.67)	925.00	5,000.00	(4,075.00)	5,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	1,000.00	(1,000.00)	1,000.00
7350 · Pool Heat	373.48	666.67	(293.19)	6,404.02	8,000.00	(1,595.98)	8,000.00
<b>Total 7300 · Amenities Expense</b>	<b>1,733.02</b>	<b>3,100.00</b>	<b>(1,366.98)</b>	<b>25,329.01</b>	<b>37,200.00</b>	<b>(11,870.99)</b>	<b>37,200.00</b>
<b>7500 · Utilities</b>							
7510 · Irrigation Water (Reclaimed)	713.45	1,191.67	(478.22)	9,659.94	14,300.00	(4,640.06)	14,300.00
7520 · Electric	452.81	452.92	(0.11)	4,874.90	5,435.00	(560.10)	5,435.00
7530 · Community Bulk Cable Contract	6,069.15	6,666.67	(597.52)	89,277.70	80,000.00	9,277.70	80,000.00
<b>Total 7500 · Utilities</b>	<b>7,235.41</b>	<b>8,311.26</b>	<b>(1,075.85)</b>	<b>103,812.54</b>	<b>99,735.00</b>	<b>4,077.54</b>	<b>99,735.00</b>

01/31/19

**Wisteria Park HOA Inc**  
**Profit & Loss Budget Performance**

December 2018

	Dec 18	Budget	\$ Over Budget	Jan - Dec 18	YTD Budget	\$ Over Budget	Annual Budget
<b>7800 · Administration</b>							
7810 · Insurance - Property	680.05	685.00	(4.95)	8,042.65	8,220.00	(177.35)	8,220.00
7820 · Legal/Professional	0.00	291.67	(291.67)	200.00	3,500.00	(3,300.00)	3,500.00
7825 · Accounting Services	0.00	208.33	(208.33)	2,450.00	2,500.00	(50.00)	2,500.00
7830 · Division Fees	0.00	5.08	(5.08)	61.25	61.00	0.25	61.00
7850 · Property Taxes	0.00	0.00	0.00	918.26	0.00	918.26	0.00
7870 · Management Fee-Common	1,292.16	1,292.08	0.08	15,550.92	15,505.00	45.92	15,505.00
7880 · Office Supplies, Postage, etc.	450.15	208.33	241.82	2,030.94	2,500.00	(469.06)	2,500.00
7885 · Bank Service Charge	89.35	8.33	81.02	221.75	100.00	121.75	100.00
7890 · Bad Debt Expense	83.33	83.33	0.00	1,000.00	1,000.00	0.00	1,000.00
<b>Total 7800 · Administration</b>	<b>2,595.04</b>	<b>2,782.15</b>	<b>(187.11)</b>	<b>30,475.77</b>	<b>33,386.00</b>	<b>(2,910.23)</b>	<b>33,386.00</b>
<b>Total 7000 · Disbursements</b>	<b>23,196.46</b>	<b>21,491.75</b>	<b>1,704.71</b>	<b>256,053.88</b>	<b>257,901.00</b>	<b>(1,847.12)</b>	<b>257,901.00</b>
<b>Total Expense</b>	<b>23,196.46</b>	<b>21,491.75</b>	<b>1,704.71</b>	<b>256,053.88</b>	<b>257,901.00</b>	<b>(1,847.12)</b>	<b>257,901.00</b>
<b>Net Ordinary Income</b>	<b>(1,636.03)</b>	<b>0.00</b>	<b>(1,636.03)</b>	<b>3,080.39</b>	<b>0.00</b>	<b>3,080.39</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
5011 · Supplemental Lot Assessments	8,640.00	8,640.00	0.00	103,680.00	103,680.00	0.00	103,680.00
<b>Total Other Income</b>	<b>8,640.00</b>	<b>8,640.00</b>	<b>0.00</b>	<b>103,680.00</b>	<b>103,680.00</b>	<b>0.00</b>	<b>103,680.00</b>
<b>Other Expense</b>							
<b>7000-S · Supplemental Lot Expenses</b>							
7111-S · Grounds Contract - Maint Free	6,300.00	6,300.00	0.00	75,600.00	75,600.00	0.00	75,600.00
7131-S · Mulch Maint Free	16,545.00	1,333.33	15,211.67	17,482.50	16,000.00	1,482.50	16,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	366.67	(366.67)	3,657.50	4,400.00	(742.50)	4,400.00
7151-S · Irrig Repair & Maint-Maint Free	(352.57)	432.08	(784.65)	5,156.86	5,185.00	(28.14)	5,185.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	2,539.08	2,495.00	44.08	2,495.00
<b>Total 7000-S · Supplemental Lot Expenses</b>	<b>22,700.27</b>	<b>8,640.00</b>	<b>14,060.27</b>	<b>104,435.94</b>	<b>103,680.00</b>	<b>755.94</b>	<b>103,680.00</b>
<b>Total Other Expense</b>	<b>22,700.27</b>	<b>8,640.00</b>	<b>14,060.27</b>	<b>104,435.94</b>	<b>103,680.00</b>	<b>755.94</b>	<b>103,680.00</b>
<b>Net Other Income</b>	<b>(14,060.27)</b>	<b>0.00</b>	<b>(14,060.27)</b>	<b>(755.94)</b>	<b>0.00</b>	<b>(755.94)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(15,696.30)</b>	<b>0.00</b>	<b>(15,696.30)</b>	<b>2,324.45</b>	<b>0.00</b>	<b>2,324.45</b>	<b>0.00</b>