



FINANCIAL REPORTS
January 31, 2019

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

02/18/19

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2019

	Jan 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial/SG Oper*4972	132,512.13
1015 · Cadence Oper MM*1509	171,730.80
Total 1010 · Checking	304,242.93
1020 · Reserve Accounts	
1022 · Centennial/SG Res MM*4980	94,504.74
Total 1020 · Reserve Accounts	94,504.74
Total Checking/Savings	398,747.67
Accounts Receivable	(9,341.83)
Other Current Assets	
1050 · Prepaid Insurance	4,760.29
1210 · Utility Deposits	50.00
Total Other Current Assets	4,810.29
Total Current Assets	394,216.13
Other Assets	
1140 · Allowance for Bad Debt	(1,083.37)
Total Other Assets	(1,083.37)
TOTAL ASSETS	393,132.76
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	1,632.16
Other Current Liabilities	
3031 · Deferred Assessments	67,968.00
3250 · East Side Income Carryover	3,416.38
Total Other Current Liabilities	71,384.38
Total Current Liabilities	73,016.54
Long Term Liabilities	
3500 · Reserve Fund	94,504.74
Total Long Term Liabilities	94,504.74
Total Liabilities	167,521.28
Equity	
3900 · Retained Earnings	2,324.45
3985 · Prior Year Adjustment	(3,529.99)
3990 · Operating Fund Balance	219,955.29
3996 · East side Maint Surplus	1,906.76
Net Income	4,954.97
Total Equity	225,611.48
TOTAL LIABILITIES & EQUITY	393,132.76

02/18/19

Wisteria Park HOA Inc
Profit & Loss Budget Performance
 January 2019

	Jan 19	Budget	\$ Over Budget	Jan 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	21,475.25	21,475.25	0.00	21,475.25	21,475.25	0.00	257,703.00
5013 · Reserve Assessments	3,340.75	3,340.75	0.00	3,340.75	3,340.75	0.00	40,089.00
5050 · Interest	75.07	0.00	75.07	75.07	0.00	75.07	0.00
Total Income	24,891.07	24,816.00	75.07	24,891.07	24,816.00	75.07	297,792.00
Gross Profit	24,891.07	24,816.00	75.07	24,891.07	24,816.00	75.07	297,792.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,490.00	4,690.00	(200.00)	4,490.00	4,690.00	(200.00)	56,280.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,685.13	(1,685.13)	0.00	1,685.13	(1,685.13)	20,222.00
7130 · Mulch Common	0.00	833.37	(833.37)	0.00	833.37	(833.37)	10,000.00
7140 · Palm Tree Trimming	0.00	351.63	(351.63)	0.00	351.63	(351.63)	4,220.00
7150 · Irrigation Repairs & Maint-Comm	480.65	583.37	(102.72)	480.65	583.37	(102.72)	7,000.00
7160 · Waterway Maintenance	363.00	366.63	(3.63)	363.00	366.63	(3.63)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
Total 7100 · Grounds	5,333.65	8,535.13	(3,201.48)	5,333.65	8,535.13	(3,201.48)	102,422.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	400.00	400.00	0.00	4,800.00
7315 · Pool Repairs	591.14	333.37	257.77	591.14	333.37	257.77	4,000.00
7320 · Cabana/Pool Area Maintenance	1,043.34	916.63	126.71	1,043.34	916.63	126.71	11,000.00
7335 · Pool Permit	0.00	33.37	(33.37)	0.00	33.37	(33.37)	400.00
7340 · Common Property Maint & Repair	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7345 · Pressure Washing	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7350 · Pool Heat	1,226.70	675.00	551.70	1,226.70	675.00	551.70	8,100.00
Total 7300 · Amenities Expense	3,261.18	2,691.74	569.44	3,261.18	2,691.74	569.44	32,300.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	674.05	958.37	(284.32)	674.05	958.37	(284.32)	11,500.00
7520 · Electric	475.55	416.63	58.92	475.55	416.63	58.92	5,000.00
7530 · Community Bulk Cable Contract	6,434.41	6,068.37	366.04	6,434.41	6,068.37	366.04	72,820.00
Total 7500 · Utilities	7,584.01	7,443.37	140.64	7,584.01	7,443.37	140.64	89,320.00

02/18/19

Wisteria Park HOA Inc
Profit & Loss Budget Performance
 January 2019

	Jan 19	Budget	\$ Over Budget	Jan 19	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	680.05	685.87	(5.82)	680.05	685.87	(5.82)	8,230.00
7820 · Legal/Professional	200.00	250.00	(50.00)	200.00	250.00	(50.00)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7830 · Division Fees	0.00	5.12	(5.12)	0.00	5.12	(5.12)	61.00
7850 · Property Taxes	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7870 · Management Fee-Common	1,292.16	1,292.12	0.04	1,292.16	1,292.12	0.04	15,505.00
7873 · Facility Rental	0.00	35.38	(35.38)	0.00	35.38	(35.38)	425.00
7880 · Office Supplies, Postage, etc.	32.14	150.00	(117.86)	32.14	150.00	(117.86)	1,800.00
7885 · Bank Service Charge	26.15	11.63	14.52	26.15	11.63	14.52	140.00
7890 · Bad Debt Expense	83.37	83.37	0.00	83.37	83.37	0.00	1,000.00
Total 7800 · Administration	2,313.87	2,805.12	(491.25)	2,313.87	2,805.12	(491.25)	33,661.00
Total 7000 · Disbursements	18,492.71	21,475.36	(2,982.65)	18,492.71	21,475.36	(2,982.65)	257,703.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	3,340.75	3,340.75	0.00	3,340.75	3,340.75	0.00	40,089.00
Total 9000 · Transfer to Reserves	3,340.75	3,340.75	0.00	3,340.75	3,340.75	0.00	40,089.00
Total Expense	21,833.46	24,816.11	(2,982.65)	21,833.46	24,816.11	(2,982.65)	297,792.00
Net Ordinary Income	3,057.61	(0.11)	3,057.72	3,057.61	(0.11)	3,057.72	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	9,168.00	9,168.00	0.00	9,168.00	9,168.00	0.00	110,016.00
5014 · Surplus Rollover	310.62	310.62	0.00	310.62	310.62	0.00	3,727.00
Total Other Income	9,478.62	9,478.62	0.00	9,478.62	9,478.62	0.00	113,743.00
Other Expense							
7000-S · Supplemental Lot Expenses							
7111-S · Grounds Contract - Maint Free	6,984.00	6,984.00	0.00	6,984.00	6,984.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,541.63	(1,541.63)	0.00	1,541.63	(1,541.63)	18,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	333.37	(333.37)	0.00	333.37	(333.37)	4,000.00
7151-S · Irrig Repair & Maint-Maint Free	389.42	411.63	(22.21)	389.42	411.63	(22.21)	4,940.00
7871-S · Management Fee-Maint Free	207.84	207.88	(0.04)	207.84	207.88	(0.04)	2,495.00
Total 7000-S · Supplemental Lot Expenses	7,581.26	9,478.51	(1,897.25)	7,581.26	9,478.51	(1,897.25)	113,743.00
Total Other Expense	7,581.26	9,478.51	(1,897.25)	7,581.26	9,478.51	(1,897.25)	113,743.00
Net Other Income	1,897.36	0.11	1,897.25	1,897.36	0.11	1,897.25	0.00
Net Income	4,954.97	0.00	4,954.97	4,954.97	0.00	4,954.97	0.00