



FINANCIAL REPORTS
February 28, 2019

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Prepared By: Sunstate Association Management Group, Inc.

03/21/19

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance
As of February 28, 2019

	Feb 28, 19
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	101,408.76
1015 · Cadence Oper MM*1509	171,776.91
Total 1010 · Checking	273,185.67
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	97,911.89
Total 1020 · Reserve Accounts	97,911.89
Total Checking/Savings	371,097.56
Accounts Receivable	(12,042.83)
Other Current Assets	
1050 · Prepaid Insurance	4,080.24
1210 · Utility Deposits	50.00
Total Other Current Assets	4,130.24
Total Current Assets	363,184.97
Other Assets	
1140 · Allowance for Bad Debt	(166.70)
Total Other Assets	(166.70)
TOTAL ASSETS	363,018.27
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	2,681.38
Other Current Liabilities	
3031 · Deferred Assessments	33,984.00
3250 · East Side Income Carryover	3,105.80
Total Other Current Liabilities	37,089.80
Total Current Liabilities	39,771.18
Long Term Liabilities	
3500 · Reserve Fund	97,911.89
Total Long Term Liabilities	97,911.89
Total Liabilities	137,683.07
Equity	
3990 · Operating Fund Balance	216,915.78
3996 · East side Maint Surplus	1,150.82
Net Income	7,268.60
Total Equity	225,335.20
TOTAL LIABILITIES & EQUITY	363,018.27

03/21/19

Wisteria Park HOA Inc
Profit & Loss Budget Performance

February 2019

	Feb 19	Budget	\$ Over Budget	Jan - Feb 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	21,475.25	21,475.25	0.00	42,950.50	42,950.50	0.00	257,703.00
5013 · Reserve Assessments	3,340.75	3,340.75	0.00	6,681.50	6,681.50	0.00	40,089.00
5045 · Late Fee Income	175.00	0.00	175.00	175.00	0.00	175.00	0.00
5050 · Interest	65.69	0.00	65.69	140.76	0.00	140.76	0.00
Total Income	25,056.69	24,816.00	240.69	49,947.76	49,632.00	315.76	297,792.00
Gross Profit	25,056.69	24,816.00	240.69	49,947.76	49,632.00	315.76	297,792.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,490.00	4,690.00	(200.00)	8,980.00	9,380.00	(400.00)	56,280.00
7125 · Landscape-Renew/Replace/Remove	150.00	1,685.17	(1,535.17)	150.00	3,370.30	(3,220.30)	20,222.00
7130 · Mulch Common	2,010.00	833.33	1,176.67	2,010.00	1,666.70	343.30	10,000.00
7140 · Palm Tree Trimming	0.00	351.67	(351.67)	0.00	703.30	(703.30)	4,220.00
7150 · Irrigation Repairs & Maint-Comm	276.59	583.33	(306.74)	757.24	1,166.70	(409.46)	7,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	726.00	733.30	(7.30)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
Total 7100 · Grounds	7,289.59	8,535.17	(1,245.58)	12,623.24	17,070.30	(4,447.06)	102,422.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	800.00	800.00	0.00	4,800.00
7315 · Pool Repairs	317.62	333.33	(15.71)	908.76	666.70	242.06	4,000.00
7320 · Cabana/Pool Area Maintenance	825.31	916.67	(91.36)	1,868.65	1,833.30	35.35	11,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	0.00	66.70	(66.70)	400.00
7340 · Common Property Maint & Repair	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
7350 · Pool Heat	1,065.23	675.00	390.23	2,291.93	1,350.00	941.93	8,100.00
Total 7300 · Amenities Expense	2,608.16	2,691.66	(83.50)	5,869.34	5,383.40	485.94	32,300.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	534.43	958.33	(423.90)	1,208.48	1,916.70	(708.22)	11,500.00
7520 · Electric	381.06	416.67	(35.61)	856.61	833.30	23.31	5,000.00
7530 · Community Bulk Cable Contract	6,434.41	6,068.33	366.08	12,868.82	12,136.70	732.12	72,820.00
Total 7500 · Utilities	7,349.90	7,443.33	(93.43)	14,933.91	14,886.70	47.21	89,320.00

03/21/19

Wisteria Park HOA Inc
Profit & Loss Budget Performance

February 2019

	Feb 19	Budget	\$ Over Budget	Jan - Feb 19	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	680.05	685.83	(5.78)	1,360.10	1,371.70	(11.60)	8,230.00
7820 · Legal/Professional	(169.91)	250.00	(419.91)	30.09	500.00	(469.91)	3,000.00
7825 · Accounting Services	2,200.00	250.00	1,950.00	2,200.00	500.00	1,700.00	3,000.00
7830 · Division Fees	0.00	5.08	(5.08)	0.00	10.20	(10.20)	61.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
7870 · Management Fee-Common	1,292.16	1,292.08	0.08	2,584.32	2,584.20	0.12	15,505.00
7873 · Facility Rental	0.00	35.42	(35.42)	0.00	70.80	(70.80)	425.00
7880 · Office Supplies, Postage, etc.	10.10	150.00	(139.90)	42.24	300.00	(257.76)	1,800.00
7885 · Bank Service Charge	27.45	11.67	15.78	53.60	23.30	30.30	140.00
7890 · Bad Debt Expense	83.33	83.33	0.00	166.70	166.70	0.00	1,000.00
Total 7800 · Administration	4,123.18	2,805.08	1,318.10	6,437.05	5,610.20	826.85	33,661.00
Total 7000 · Disbursements	21,370.83	21,475.24	(104.41)	39,863.54	42,950.60	(3,087.06)	257,703.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	3,340.75	3,340.75	0.00	6,681.50	6,681.50	0.00	40,089.00
Total 9000 · Transfer to Reserves	3,340.75	3,340.75	0.00	6,681.50	6,681.50	0.00	40,089.00
Total Expense	24,711.58	24,815.99	(104.41)	46,545.04	49,632.10	(3,087.06)	297,792.00
Net Ordinary Income	345.11	0.01	345.10	3,402.72	(0.10)	3,402.82	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	9,168.00	9,168.00	0.00	18,336.00	18,336.00	0.00	110,016.00
5014 · Surplus Rollover	310.58	310.58	0.00	621.20	621.20	0.00	3,727.00
Total Other Income	9,478.58	9,478.58	0.00	18,957.20	18,957.20	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	13,968.00	13,968.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,541.67	(1,541.67)	0.00	3,083.30	(3,083.30)	18,500.00
7141-S · Palm Tree Trimming-Maint Free	30.00	333.33	(303.33)	30.00	666.70	(636.70)	4,000.00
7151-S · Irrig Repair & Maint-Maint Free	288.22	411.67	(123.45)	677.64	823.30	(145.66)	4,940.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	415.68	415.80	(0.12)	2,495.00
Total 7000-S · Supplemental Lot Expenses	7,510.06	9,478.59	(1,968.53)	15,091.32	18,957.10	(3,865.78)	113,743.00
Total Other Expense	7,510.06	9,478.59	(1,968.53)	15,091.32	18,957.10	(3,865.78)	113,743.00
Net Other Income	1,968.52	(0.01)	1,968.53	3,865.88	0.10	3,865.78	0.00
Net Income	2,313.63	0.00	2,313.63	7,268.60	0.00	7,268.60	0.00