



FINANCIAL REPORTS
March 31, 2019

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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.

04/15/19

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

	Mar 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	109,057.33
1015 · Cadence Oper MM*1509	171,827.97
Total 1010 · Checking	280,885.30
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	101,345.39
Total 1020 · Reserve Accounts	101,345.39
Total Checking/Savings	382,230.69
Accounts Receivable	(47,729.83)
Other Current Assets	
1050 · Prepaid Insurance	3,400.19
1210 · Utility Deposits	50.00
Total Other Current Assets	3,450.19
Total Current Assets	337,951.05
Other Assets	
1140 · Allowance for Bad Debt	(250.03)
Total Other Assets	(250.03)
TOTAL ASSETS	337,701.02
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	2,895.50
Other Current Liabilities	
3250 · East Side Income Carryover	2,795.22
Total Other Current Liabilities	2,795.22
Total Current Liabilities	5,690.72
Long Term Liabilities	
3500 · Reserve Fund	101,345.39
Total Long Term Liabilities	101,345.39
Total Liabilities	107,036.11
Equity	
3985 · Prior Year Adjustment	(75.00)
3990 · Operating Fund Balance	216,915.78
3996 · East side Maint Surplus	1,150.82
Net Income	12,673.31
Total Equity	230,664.91
TOTAL LIABILITIES & EQUITY	337,701.02

04/15/19

Wisteria Park HOA Inc
Profit & Loss Budget Performance

March 2019

	Mar 19	Budget	\$ Over Budget	Jan - Mar 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	21,475.25	21,475.25	0.00	64,425.75	64,425.75	0.00	257,703.00
5013 · Reserve Assessments	3,340.75	3,340.75	0.00	10,022.25	10,022.25	0.00	40,089.00
5045 · Late Fee Income	(150.00)	0.00	(150.00)	25.00	0.00	25.00	0.00
5050 · Interest	69.43	0.00	69.43	210.19	0.00	210.19	0.00
Total Income	24,735.43	24,816.00	(80.57)	74,683.19	74,448.00	235.19	297,792.00
Gross Profit	24,735.43	24,816.00	(80.57)	74,683.19	74,448.00	235.19	297,792.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,490.00	4,690.00	(200.00)	13,470.00	14,070.00	(600.00)	56,280.00
7125 · Landscape-Renew/Replace/Remove	290.00	1,685.17	(1,395.17)	440.00	5,055.47	(4,615.47)	20,222.00
7130 · Mulch Common	0.00	833.33	(833.33)	2,010.00	2,500.03	(490.03)	10,000.00
7140 · Palm Tree Trimming	0.00	351.67	(351.67)	0.00	1,054.97	(1,054.97)	4,220.00
7150 · Irrigation Repairs & Maint-Comm	99.52	583.33	(483.81)	856.76	1,750.03	(893.27)	7,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	1,089.00	1,099.97	(10.97)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00
Total 7100 · Grounds	5,242.52	8,535.17	(3,292.65)	17,865.76	25,605.47	(7,739.71)	102,422.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	1,200.00	1,200.00	0.00	4,800.00
7315 · Pool Repairs	318.60	333.33	(14.73)	1,227.36	1,000.03	227.33	4,000.00
7320 · Cabana/Pool Area Maintenance	1,100.80	916.67	184.13	2,969.45	2,749.97	219.48	11,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	0.00	100.03	(100.03)	400.00
7340 · Common Property Maint & Repair	791.41	250.00	541.41	791.41	750.00	41.41	3,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
7350 · Pool Heat	833.32	675.00	158.32	3,125.25	2,025.00	1,100.25	8,100.00
Total 7300 · Amenities Expense	3,444.13	2,691.66	752.47	9,313.47	8,075.06	1,238.41	32,300.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	619.89	958.33	(338.44)	1,828.37	2,875.03	(1,046.66)	11,500.00
7520 · Electric	449.19	416.67	32.52	1,305.80	1,249.97	55.83	5,000.00
7530 · Community Bulk Cable Contract	5,702.14	6,068.33	(366.19)	18,570.96	18,205.03	365.93	72,820.00
Total 7500 · Utilities	6,771.22	7,443.33	(672.11)	21,705.13	22,330.03	(624.90)	89,320.00

Wisteria Park HOA Inc
Profit & Loss Budget Performance
 March 2019

	Mar 19	Budget	\$ Over Budget	Jan - Mar 19	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	680.05	685.83	(5.78)	2,040.15	2,057.53	(17.38)	8,230.00
7820 · Legal/Professional	0.00	250.00	(250.00)	30.09	750.00	(719.91)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	2,200.00	750.00	1,450.00	3,000.00
7830 · Division Fees	61.25	5.08	56.17	61.25	15.28	45.97	61.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
7870 · Management Fee-Common	1,292.16	1,292.08	0.08	3,876.48	3,876.28	0.20	15,505.00
7873 · Facility Rental	75.00	35.42	39.58	75.00	106.22	(31.22)	425.00
7880 · Office Supplies, Postage, etc.	347.40	150.00	197.40	389.64	450.00	(60.36)	1,800.00
7885 · Bank Service Charge	1.00	11.67	(10.67)	54.60	34.97	19.63	140.00
7890 · Bad Debt Expense	83.33	83.33	0.00	250.03	250.03	0.00	1,000.00
Total 7800 · Administration	2,540.19	2,805.08	(264.89)	8,977.24	8,415.28	561.96	33,661.00
Total 7000 · Disbursements	17,998.06	21,475.24	(3,477.18)	57,861.60	64,425.84	(6,564.24)	257,703.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	3,340.75	3,340.75	0.00	10,022.25	10,022.25	0.00	40,089.00
Total 9000 · Transfer to Reserves	3,340.75	3,340.75	0.00	10,022.25	10,022.25	0.00	40,089.00
Total Expense	21,338.81	24,815.99	(3,477.18)	67,883.85	74,448.09	(6,564.24)	297,792.00
Net Ordinary Income	3,396.62	0.01	3,396.61	6,799.34	(0.09)	6,799.43	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	9,168.00	9,168.00	0.00	27,504.00	27,504.00	0.00	110,016.00
5014 · Surplus Rollover	310.58	310.58	0.00	931.78	931.78	0.00	3,727.00
Total Other Income	9,478.58	9,478.58	0.00	28,435.78	28,435.78	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	20,952.00	20,952.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,541.67	(1,541.67)	0.00	4,624.97	(4,624.97)	18,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	333.33	(333.33)	30.00	1,000.03	(970.03)	4,000.00
7151-S · Irrig Repair & Maint-Maint Free	278.65	411.67	(133.02)	956.29	1,234.97	(278.68)	4,940.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	623.52	623.72	(0.20)	2,495.00
Total 7000-S · Supplemental Lot Expenses	7,470.49	9,478.59	(2,008.10)	22,561.81	28,435.69	(5,873.88)	113,743.00
Total Other Expense	7,470.49	9,478.59	(2,008.10)	22,561.81	28,435.69	(5,873.88)	113,743.00
Net Other Income	2,008.09	(0.01)	2,008.10	5,873.97	0.09	5,873.88	0.00
Net Income	5,404.71	0.00	5,404.71	12,673.31	0.00	12,673.31	0.00