



**FINANCIAL REPORTS**  
**April 30, 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.**

05/13/19

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

As of April 30, 2019

	Apr 30, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Checking	
1013 · Centennial Oper*4972	143,500.07
1015 · Cadence Oper MM*1509	171,877.40
<b>Total 1010 · Checking</b>	315,377.47
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	104,792.09
<b>Total 1020 · Reserve Accounts</b>	104,792.09
<b>Total Checking/Savings</b>	420,169.56
<b>Accounts Receivable</b>	(8,208.83)
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	2,720.14
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	2,770.14
<b>Total Current Assets</b>	414,730.87
<b>Other Assets</b>	
1140 · Allowance for Bad Debt	(333.36)
<b>Total Other Assets</b>	(333.36)
<b>TOTAL ASSETS</b>	<b>414,397.51</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	1,538.81
<b>Other Current Liabilities</b>	
3031 · Deferred Assessments	67,968.00
3250 · East Side Income Carryover	2,484.64
<b>Total Other Current Liabilities</b>	70,452.64
<b>Total Current Liabilities</b>	71,991.45
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	104,792.09
<b>Total Long Term Liabilities</b>	104,792.09
<b>Total Liabilities</b>	176,783.54
<b>Equity</b>	
3985 · Prior Year Adjustment	(75.00)
3990 · Operating Fund Balance	216,915.78
3996 · East side Maint Surplus	1,150.82
Net Income	19,622.37
<b>Total Equity</b>	237,613.97
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>414,397.51</b>

05/13/19

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

April 2019

	Apr 19	Budget	\$ Over Budget	Jan - Apr 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments	21,475.25	21,475.25	0.00	85,901.00	85,901.00	0.00	257,703.00
5013 · Reserve Assessments	3,340.75	3,340.75	0.00	13,363.00	13,363.00	0.00	40,089.00
5045 · Late Fee Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
5050 · Interest	75.53	0.00	75.53	285.72	0.00	285.72	0.00
<b>Total Income</b>	<u>24,891.53</u>	<u>24,816.00</u>	<u>75.53</u>	<u>99,574.72</u>	<u>99,264.00</u>	<u>310.72</u>	<u>297,792.00</u>
<b>Gross Profit</b>	24,891.53	24,816.00	75.53	99,574.72	99,264.00	310.72	297,792.00
<b>Expense</b>							
<b>7000 · Disbursements</b>							
<b>7100 · Grounds</b>							
7110 · Grounds Contract Common Area	4,490.00	4,690.00	(200.00)	17,960.00	18,760.00	(800.00)	56,280.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,685.17	(1,685.17)	440.00	6,740.64	(6,300.64)	20,222.00
7130 · Mulch Common	0.00	833.33	(833.33)	2,010.00	3,333.36	(1,323.36)	10,000.00
7140 · Palm Tree Trimming	0.00	351.67	(351.67)	0.00	1,406.64	(1,406.64)	4,220.00
7150 · Irrigation Repairs & Maint-Comm	411.99	583.33	(171.34)	1,268.75	2,333.36	(1,064.61)	7,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	1,452.00	1,466.64	(14.64)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00
<b>Total 7100 · Grounds</b>	<u>5,264.99</u>	<u>8,535.17</u>	<u>(3,270.18)</u>	<u>23,130.75</u>	<u>34,140.64</u>	<u>(11,009.89)</u>	<u>102,422.00</u>
<b>7300 · Amenities Expense</b>							
7310 · Pool Contract	400.00	400.00	0.00	1,600.00	1,600.00	0.00	4,800.00
7315 · Pool Repairs	257.18	333.33	(76.15)	1,484.54	1,333.36	151.18	4,000.00
7320 · Cabana/Pool Area Maintenance	643.82	916.67	(272.85)	3,613.27	3,666.64	(53.37)	11,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	0.00	133.36	(133.36)	400.00
7340 · Common Property Maint & Repair	0.00	250.00	(250.00)	791.41	1,000.00	(208.59)	3,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
7350 · Pool Heat	716.86	675.00	41.86	3,842.11	2,700.00	1,142.11	8,100.00
<b>Total 7300 · Amenities Expense</b>	<u>2,017.86</u>	<u>2,691.66</u>	<u>(673.80)</u>	<u>11,331.33</u>	<u>10,766.72</u>	<u>564.61</u>	<u>32,300.00</u>
<b>7500 · Utilities</b>							
7510 · Irrigation Water (Reclaimed)	553.32	958.33	(405.01)	2,381.69	3,833.36	(1,451.67)	11,500.00
7520 · Electric	341.41	416.67	(75.26)	1,647.21	1,666.64	(19.43)	5,000.00
7530 · Community Bulk Cable Contract	6,068.27	6,068.33	(0.06)	24,639.23	24,273.36	365.87	72,820.00
<b>Total 7500 · Utilities</b>	<u>6,963.00</u>	<u>7,443.33</u>	<u>(480.33)</u>	<u>28,668.13</u>	<u>29,773.36</u>	<u>(1,105.23)</u>	<u>89,320.00</u>

05/13/19

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

April 2019

	Apr 19	Budget	\$ Over Budget	Jan - Apr 19	YTD Budget	\$ Over Budget	Annual Budget
<b>7800 · Administration</b>							
7810 · Insurance - Property	680.05	685.83	(5.78)	2,720.20	2,743.36	(23.16)	8,230.00
7820 · Legal/Professional	0.00	250.00	(250.00)	30.09	1,000.00	(969.91)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	2,200.00	1,000.00	1,200.00	3,000.00
7830 · Division Fees	0.00	5.08	(5.08)	61.25	20.36	40.89	61.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
7870 · Management Fee-Common	1,292.16	1,292.08	0.08	5,168.64	5,168.36	0.28	15,505.00
7873 · Facility Rental	0.00	35.42	(35.42)	75.00	141.64	(66.64)	425.00
7880 · Office Supplies, Postage, etc.	70.55	150.00	(79.45)	460.19	600.00	(139.81)	1,800.00
7885 · Bank Service Charge	18.05	11.67	6.38	72.65	46.64	26.01	140.00
7890 · Bad Debt Expense	83.33	83.33	0.00	333.36	333.36	0.00	1,000.00
<b>Total 7800 · Administration</b>	<b>2,144.14</b>	<b>2,805.08</b>	<b>(660.94)</b>	<b>11,121.38</b>	<b>11,220.36</b>	<b>(98.98)</b>	<b>33,661.00</b>
<b>Total 7000 · Disbursements</b>	<b>16,389.99</b>	<b>21,475.24</b>	<b>(5,085.25)</b>	<b>74,251.59</b>	<b>85,901.08</b>	<b>(11,649.49)</b>	<b>257,703.00</b>
<b>9000 · Transfer to Reserves</b>							
9001 · Transfer to Reserves	3,340.75	3,340.75	0.00	13,363.00	13,363.00	0.00	40,089.00
<b>Total 9000 · Transfer to Reserves</b>	<b>3,340.75</b>	<b>3,340.75</b>	<b>0.00</b>	<b>13,363.00</b>	<b>13,363.00</b>	<b>0.00</b>	<b>40,089.00</b>
<b>Total Expense</b>	<b>19,730.74</b>	<b>24,815.99</b>	<b>(5,085.25)</b>	<b>87,614.59</b>	<b>99,264.08</b>	<b>(11,649.49)</b>	<b>297,792.00</b>
<b>Net Ordinary Income</b>	<b>5,160.79</b>	<b>0.01</b>	<b>5,160.78</b>	<b>11,960.13</b>	<b>(0.08)</b>	<b>11,960.21</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
5011 · Supplemental Lot Assessments	9,168.00	9,168.00	0.00	36,672.00	36,672.00	0.00	110,016.00
5014 · Surplus Rollover	310.58	310.58	0.00	1,242.36	1,242.36	0.00	3,727.00
<b>Total Other Income</b>	<b>9,478.58</b>	<b>9,478.58</b>	<b>0.00</b>	<b>37,914.36</b>	<b>37,914.36</b>	<b>0.00</b>	<b>113,743.00</b>
<b>Other Expense</b>							
<b>7000-S · Supplemental Lot Expenses</b>							
7111-S · Grounds Contract - Maint Free	6,984.00	6,984.00	0.00	27,936.00	27,936.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,541.67	(1,541.67)	0.00	6,166.64	(6,166.64)	18,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	333.33	(333.33)	30.00	1,333.36	(1,303.36)	4,000.00
7151-S · Irrig Repair & Maint-Maint Free	498.47	411.67	86.80	1,454.76	1,646.64	(191.88)	4,940.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	831.36	831.64	(0.28)	2,495.00
<b>Total 7000-S · Supplemental Lot Expenses</b>	<b>7,690.31</b>	<b>9,478.59</b>	<b>(1,788.28)</b>	<b>30,252.12</b>	<b>37,914.28</b>	<b>(7,662.16)</b>	<b>113,743.00</b>
<b>Total Other Expense</b>	<b>7,690.31</b>	<b>9,478.59</b>	<b>(1,788.28)</b>	<b>30,252.12</b>	<b>37,914.28</b>	<b>(7,662.16)</b>	<b>113,743.00</b>
<b>Net Other Income</b>	<b>1,788.27</b>	<b>(0.01)</b>	<b>1,788.28</b>	<b>7,662.24</b>	<b>0.08</b>	<b>7,662.16</b>	<b>0.00</b>
<b>Net Income</b>	<b>6,949.06</b>	<b>0.00</b>	<b>6,949.06</b>	<b>19,622.37</b>	<b>0.00</b>	<b>19,622.37</b>	<b>0.00</b>