



**FINANCIAL REPORTS**  
**May 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.**

06/18/19

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

As of May 31, 2019

	May 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Checking	
1013 · Centennial Oper*4972	118,620.58
1015 · Cadence Oper MM*1509	171,928.49
1019 · Due (to)/from Reserves	2,779.06
<b>Total 1010 · Checking</b>	293,328.13
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	108,246.04
1029 · Due (to)/from Operating	(2,779.06)
<b>Total 1020 · Reserve Accounts</b>	105,466.98
<b>Total Checking/Savings</b>	398,795.11
<b>Accounts Receivable</b>	
1040 · Assessment Receivable	(12,537.83)
<b>Total Accounts Receivable</b>	(12,537.83)
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	2,040.14
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	2,090.14
<b>Total Current Assets</b>	388,347.42
<b>Other Assets</b>	
1140 · Allowance for Bad Debt	(416.69)
<b>Total Other Assets</b>	(416.69)
<b>TOTAL ASSETS</b>	<b>387,930.73</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	3,833.69
<b>Other Current Liabilities</b>	
3031 · Deferred Assessments	33,984.00
3250 · East Side Income Carryover	2,174.06
<b>Total Other Current Liabilities</b>	36,158.06
<b>Total Current Liabilities</b>	39,991.75
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	105,466.98
<b>Total Long Term Liabilities</b>	105,466.98
<b>Total Liabilities</b>	145,458.73
<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	24,480.40
<b>Total Equity</b>	242,472.00
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>387,930.73</b>

06/18/19

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

May 2019

	May 19	Budget	\$ Over Budget	Jan - May 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	107,376.25	107,376.25	0.00	257,703.00
5013 · Reserve Assessments	3,340.75	3,340.75	0.00	16,703.75	16,703.75	0.00	40,089.00
5045 · Late Fee Income	100.00	0.00	100.00	125.00	0.00	125.00	0.00
5050 · Interest	73.32	0.00	73.32	359.04	0.00	359.04	0.00
<b>Total Income</b>	24,989.32	24,816.00	173.32	124,564.04	124,080.00	484.04	297,792.00
<b>Gross Profit</b>	24,989.32	24,816.00	173.32	124,564.04	124,080.00	484.04	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)	22,450.00	23,450.00	(1,000.00)	56,280.00
7125 · Landscape-Renew/Replace/Remove	462.00	1,685.17	(1,223.17)	902.00	8,425.81	(7,523.81)	20,222.00
7130 · Mulch Common	0.00	833.33	(833.33)	2,010.00	4,166.69	(2,156.69)	10,000.00
7140 · Palm Tree Trimming	0.00	351.67	(351.67)	0.00	1,758.31	(1,758.31)	4,220.00
7150 · Irrigation Repairs & Maint-Comm	24.00	583.33	(559.33)	1,292.75	2,916.69	(1,623.94)	7,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	1,815.00	1,833.31	(18.31)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	125.00	(125.00)	300.00
<b>Total 7100 · Grounds</b>	5,339.00	8,535.17	(3,196.17)	28,469.75	42,675.81	(14,206.06)	102,422.00
<b>7300 · Amenities Expense</b>							
7310 · Pool Contract	400.00	400.00	0.00	2,000.00	2,000.00	0.00	4,800.00
7315 · Pool Repairs	171.74	333.33	(161.59)	1,656.28	1,666.69	(10.41)	4,000.00
7320 · Cabana/Pool Area Maintenance	306.81	916.67	(609.86)	3,920.08	4,583.31	(663.23)	11,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	0.00	166.69	(166.69)	400.00
7340 · Common Property Maint & Repair	3.20	250.00	(246.80)	794.61	1,250.00	(455.39)	3,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	416.69	(416.69)	1,000.00
7350 · Pool Heat	433.84	675.00	(241.16)	4,275.95	3,375.00	900.95	8,100.00
<b>Total 7300 · Amenities Expense</b>	1,315.59	2,691.66	(1,376.07)	12,646.92	13,458.38	(811.46)	32,300.00
<b>7500 · Utilities</b>							
7510 · Irrigation Water (Reclaimed)	558.14	958.33	(400.19)	2,939.83	4,791.69	(1,851.86)	11,500.00
7520 · Electric	313.68	416.67	(102.99)	1,960.89	2,083.31	(122.42)	5,000.00
7530 · Community Bulk Cable Contract	5,703.91	6,068.33	(364.42)	30,343.14	30,341.69	1.45	72,820.00
<b>Total 7500 · Utilities</b>	6,575.73	7,443.33	(867.60)	35,243.86	37,216.69	(1,972.83)	89,320.00

06/18/19

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

May 2019

	May 19	Budget	\$ Over Budget	Jan - May 19	YTD Budget	\$ Over Budget	Annual Budget
<b>7800 · Administration</b>							
7810 · Insurance - Property	722.04	685.83	36.21	3,442.24	3,429.19	13.05	8,230.00
7820 · Legal/Professional	555.00	250.00	305.00	585.09	1,250.00	(664.91)	3,000.00
7825 · Accounting Services	2,300.00	250.00	2,050.00	4,500.00	1,250.00	3,250.00	3,000.00
7830 · Division Fees	0.00	5.08	(5.08)	61.25	25.44	35.81	61.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	208.31	(208.31)	500.00
7870 · Management Fee-Common	1,292.16	1,292.08	0.08	6,460.80	6,460.44	0.36	15,505.00
7873 · Facility Rental	0.00	35.42	(35.42)	75.00	177.06	(102.06)	425.00
7880 · Office Supplies, Postage, etc.	44.78	150.00	(105.22)	504.97	750.00	(245.03)	1,800.00
7885 · Bank Service Charge	32.95	11.67	21.28	105.60	58.31	47.29	140.00
7890 · Bad Debt Expense	83.33	83.33	0.00	416.69	416.69	0.00	1,000.00
<b>Total 7800 · Administration</b>	<b>5,030.26</b>	<b>2,805.08</b>	<b>2,225.18</b>	<b>16,151.64</b>	<b>14,025.44</b>	<b>2,126.20</b>	<b>33,661.00</b>
<b>Total 7000 · Disbursements</b>	<b>18,260.58</b>	<b>21,475.24</b>	<b>(3,214.66)</b>	<b>92,512.17</b>	<b>107,376.32</b>	<b>(14,864.15)</b>	<b>257,703.00</b>
<b>9000 · Transfer to Reserves</b>							
9001 · Transfer to Reserves	3,340.75	3,340.75	0.00	16,703.75	16,703.75	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>16,703.75</b>	<b>16,703.75</b>	<b>0.00</b>	<b>40,089.00</b>
<b>Total Expense</b>	<b>21,601.33</b>	<b>24,815.99</b>	<b>(3,214.66)</b>	<b>109,215.92</b>	<b>124,080.07</b>	<b>(14,864.15)</b>	<b>297,792.00</b>
<b>Net Ordinary Income</b>	<b>3,387.99</b>	<b>0.01</b>	<b>3,387.98</b>	<b>15,348.12</b>	<b>(0.07)</b>	<b>15,348.19</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	45,840.00	45,840.00	0.00	110,016.00
5014 · Surplus Rollover	310.58	310.58	0.00	1,552.94	1,552.94	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>47,392.94</b>	<b>47,392.94</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	34,920.00	34,920.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,541.67	(1,541.67)	0.00	7,708.31	(7,708.31)	18,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	333.33	(333.33)	30.00	1,666.69	(1,636.69)	4,000.00
7151-S · Irrig Repair & Maint-Maint Free	816.70	411.67	405.03	2,271.46	2,058.31	213.15	4,940.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	1,039.20	1,039.56	(0.36)	2,495.00
<b>Total 7000-S · Supplemental Lot Expenses</b>	<b>8,008.54</b>	<b>9,478.59</b>	<b>(1,470.05)</b>	<b>38,260.66</b>	<b>47,392.87</b>	<b>(9,132.21)</b>	<b>113,743.00</b>
<b>Total Other Expense</b>	<b>8,008.54</b>	<b>9,478.59</b>	<b>(1,470.05)</b>	<b>38,260.66</b>	<b>47,392.87</b>	<b>(9,132.21)</b>	<b>113,743.00</b>
<b>Net Other Income</b>	<b>1,470.04</b>	<b>(0.01)</b>	<b>1,470.05</b>	<b>9,132.28</b>	<b>0.07</b>	<b>9,132.21</b>	<b>0.00</b>
<b>Net Income</b>	<b>4,858.03</b>	<b>0.00</b>	<b>4,858.03</b>	<b>24,480.40</b>	<b>0.00</b>	<b>24,480.40</b>	<b>0.00</b>