



**FINANCIAL REPORTS**  
**July 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.**

08/19/19

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

As of July 31, 2019

	Jul 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Checking	
1013 · Centennial Oper*4972	155,861.90
1015 · Cadence Oper MM*1509	172,029.07
<b>Total 1010 · Checking</b>	327,890.97
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	112,377.64
<b>Total 1020 · Reserve Accounts</b>	112,377.64
<b>Total Checking/Savings</b>	440,268.61
<b>Accounts Receivable</b>	
1040 · Assessment Receivable	(5,560.83)
<b>Total Accounts Receivable</b>	(5,560.83)
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	1,324.04
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	1,374.04
<b>Total Current Assets</b>	436,081.82
<b>Other Assets</b>	
1140 · Allowance for Bad Debt	(583.35)
<b>Total Other Assets</b>	(583.35)
<b>TOTAL ASSETS</b>	<b>435,498.47</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	1,191.46
<b>Other Current Liabilities</b>	
3031 · Deferred Assessments	67,968.00
3250 · East Side Income Carryover	1,552.90
<b>Total Other Current Liabilities</b>	69,520.90
<b>Total Current Liabilities</b>	70,712.36
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	112,377.64
<b>Total Long Term Liabilities</b>	112,377.64
<b>Total Liabilities</b>	183,090.00
<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	34,416.87
<b>Total Equity</b>	252,408.47
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>435,498.47</b>

08/19/19

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

July 2019

	<u>Jul 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments	21,475.25	21,475.25	0.00	150,326.75	150,326.75	0.00	257,703.00
5013 · Reserve Assessments	3,340.75	3,340.75	0.00	23,385.25	23,385.25	0.00	40,089.00
5040 · Other	10.00	0.00	10.00	10.00	0.00	10.00	0.00
5045 · Late Fee Income	0.00	0.00	0.00	125.00	0.00	125.00	0.00
5050 · Interest	80.09	0.00	80.09	508.00	0.00	508.00	0.00
<b>Total Income</b>	<u>24,906.09</u>	<u>24,816.00</u>	<u>90.09</u>	<u>174,355.00</u>	<u>173,712.00</u>	<u>643.00</u>	<u>297,792.00</u>
<b>Gross Profit</b>	24,906.09	24,816.00	90.09	174,355.00	173,712.00	643.00	297,792.00
<b>Expense</b>							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,490.00	4,690.00	(200.00)	31,430.00	32,830.00	(1,400.00)	56,280.00
7125 · Landscape-Renew/Replace/Remove	2,500.00	1,685.17	814.83	3,402.00	11,796.15	(8,394.15)	20,222.00
7130 · Mulch Common	0.00	833.33	(833.33)	2,010.00	5,833.35	(3,823.35)	10,000.00
7140 · Palm Tree Trimming	0.00	351.67	(351.67)	0.00	2,461.65	(2,461.65)	4,220.00
7150 · Irrigation Repairs & Maint-Comm	117.30	583.33	(466.03)	1,696.30	4,083.35	(2,387.05)	7,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	2,541.00	2,566.65	(25.65)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00
<b>Total 7100 · Grounds</b>	<u>7,470.30</u>	<u>8,535.17</u>	<u>(1,064.87)</u>	<u>41,079.30</u>	<u>59,746.15</u>	<u>(18,666.85)</u>	<u>102,422.00</u>
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	2,800.00	2,800.00	0.00	4,800.00
7315 · Pool Repairs	266.10	333.33	(67.23)	3,597.12	2,333.35	1,263.77	4,000.00
7320 · Cabana/Pool Area Maintenance	956.42	916.67	39.75	4,876.50	6,416.65	(1,540.15)	11,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.00	233.35	141.65	400.00
7340 · Common Property Maint & Repair	625.00	250.00	375.00	2,246.18	1,750.00	496.18	3,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
7350 · Pool Heat	84.01	675.00	(590.99)	4,488.90	4,725.00	(236.10)	8,100.00
<b>Total 7300 · Amenities Expense</b>	<u>2,331.53</u>	<u>2,691.66</u>	<u>(360.13)</u>	<u>18,383.70</u>	<u>18,841.70</u>	<u>(458.00)</u>	<u>32,300.00</u>
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	612.37	958.33	(345.96)	4,223.86	6,708.35	(2,484.49)	11,500.00
7520 · Electric	374.86	416.67	(41.81)	2,631.73	2,916.65	(284.92)	5,000.00
7530 · Community Bulk Cable Contract	6,069.17	6,068.33	0.84	42,481.48	42,478.35	3.13	72,820.00
<b>Total 7500 · Utilities</b>	<u>7,056.40</u>	<u>7,443.33</u>	<u>(386.93)</u>	<u>49,337.07</u>	<u>52,103.35</u>	<u>(2,766.28)</u>	<u>89,320.00</u>

08/19/19

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

July 2019

	Jul 19	Budget	\$ Over Budget	Jan - Jul 19	YTD Budget	\$ Over Budget	Annual Budget
<b>7800 · Administration</b>							
7810 · Insurance - Property	680.05	685.83	(5.78)	4,802.34	4,800.85	1.49	8,230.00
7820 · Legal/Professional	0.00	250.00	(250.00)	1,065.09	1,750.00	(684.91)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	4,500.00	1,750.00	2,750.00	3,000.00
7830 · Division Fees	0.00	5.08	(5.08)	61.25	35.60	25.65	61.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	291.65	(291.65)	500.00
7870 · Management Fee-Common	1,292.16	1,292.08	0.08	9,045.12	9,044.60	0.52	15,505.00
7873 · Facility Rental	0.00	35.42	(35.42)	75.00	247.90	(172.90)	425.00
7880 · Office Supplies, Postage, etc.	(505.50)	150.00	(655.50)	682.56	1,050.00	(367.44)	1,800.00
7885 · Bank Service Charge	26.05	11.67	14.38	139.65	81.65	58.00	140.00
7890 · Bad Debt Expense	83.33	83.33	0.00	583.35	583.35	0.00	1,000.00
<b>Total 7800 · Administration</b>	<b>1,576.09</b>	<b>2,805.08</b>	<b>(1,228.99)</b>	<b>20,954.36</b>	<b>19,635.60</b>	<b>1,318.76</b>	<b>33,661.00</b>
<b>Total 7000 · Disbursements</b>	<b>18,434.32</b>	<b>21,475.24</b>	<b>(3,040.92)</b>	<b>129,754.43</b>	<b>150,326.80</b>	<b>(20,572.37)</b>	<b>257,703.00</b>
<b>9000 · Transfer to Reserves</b>							
9001 · Transfer to Reserves	3,340.75	3,340.75	0.00	23,385.25	23,385.25	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>23,385.25</b>	<b>23,385.25</b>	<b>0.00</b>	<b>40,089.00</b>
<b>Total Expense</b>	<b>21,775.07</b>	<b>24,815.99</b>	<b>(3,040.92)</b>	<b>153,139.68</b>	<b>173,712.05</b>	<b>(20,572.37)</b>	<b>297,792.00</b>
<b>Net Ordinary Income</b>	<b>3,131.02</b>	<b>0.01</b>	<b>3,131.01</b>	<b>21,215.32</b>	<b>(0.05)</b>	<b>21,215.37</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	64,176.00	64,176.00	0.00	110,016.00
5014 · Surplus Rollover	310.58	310.58	0.00	2,174.10	2,174.10	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>66,350.10</b>	<b>66,350.10</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	48,888.00	48,888.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,541.67	(1,541.67)	0.00	10,791.65	(10,791.65)	18,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	333.33	(333.33)	30.00	2,333.35	(2,303.35)	4,000.00
7151-S · Irrig Repair & Maint-Maint Free	163.03	411.67	(248.64)	2,775.67	2,881.65	(105.98)	4,940.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	1,454.88	1,455.40	(0.52)	2,495.00
<b>Total 7000-S · Supplemental Lot Expenses</b>	<b>7,354.87</b>	<b>9,478.59</b>	<b>(2,123.72)</b>	<b>53,148.55</b>	<b>66,350.05</b>	<b>(13,201.50)</b>	<b>113,743.00</b>
<b>Total Other Expense</b>	<b>7,354.87</b>	<b>9,478.59</b>	<b>(2,123.72)</b>	<b>53,148.55</b>	<b>66,350.05</b>	<b>(13,201.50)</b>	<b>113,743.00</b>
<b>Net Other Income</b>	<b>2,123.71</b>	<b>(0.01)</b>	<b>2,123.72</b>	<b>13,201.55</b>	<b>0.05</b>	<b>13,201.50</b>	<b>0.00</b>
<b>Net Income</b>	<b>5,254.73</b>	<b>0.00</b>	<b>5,254.73</b>	<b>34,416.87</b>	<b>0.00</b>	<b>34,416.87</b>	<b>0.00</b>