



FINANCIAL REPORTS
August 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.

09/20/19

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

As of August 31, 2019

	Aug 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	131,928.41
1015 · Cadence Oper MM*1509	172,080.21
Total 1010 · Checking	304,008.62
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	115,839.64
Total 1020 · Reserve Accounts	115,839.64
Total Checking/Savings	419,848.26
Accounts Receivable	(6,762.83)
Other Current Assets	
1050 · Prepaid Insurance	644.00
1210 · Utility Deposits	50.00
Total Other Current Assets	694.00
Total Current Assets	413,779.43
Other Assets	
1140 · Allowance for Bad Debt	(666.68)
Total Other Assets	(666.68)
TOTAL ASSETS	413,112.75
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	1,321.14
Other Current Liabilities	
3031 · Deferred Assessments	33,984.00
3250 · East Side Income Carryover	1,242.32
Total Other Current Liabilities	35,226.32
Total Current Liabilities	36,547.46
Long Term Liabilities	
3500 · Reserve Fund	115,839.64
Total Long Term Liabilities	115,839.64
Total Liabilities	152,387.10
Equity	
3985 · Prior Year Adjustment	(75.00)
3990 · Operating Fund Balance	216,915.78
3996 · East side Maint Surplus	1,150.82
Net Income	42,734.05
Total Equity	260,725.65
TOTAL LIABILITIES & EQUITY	413,112.75

09/20/19

Wisteria Park HOA Inc
Profit & Loss Budget Performance

August 2019

	<u>Aug 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
5010 · Assessments	21,475.25	21,475.25	0.00	171,802.00	171,802.00	0.00	257,703.00
5013 · Reserve Assessments	3,340.75	3,340.75	0.00	26,726.00	26,726.00	0.00	40,089.00
5040 · Other	0.00	0.00	0.00	10.00	0.00	10.00	0.00
5045 · Late Fee Income	25.00	0.00	25.00	150.00	0.00	150.00	0.00
5050 · Interest	76.61	0.00	76.61	584.61	0.00	584.61	0.00
Total Income	<u>24,917.61</u>	<u>24,816.00</u>	<u>101.61</u>	<u>199,272.61</u>	<u>198,528.00</u>	<u>744.61</u>	<u>297,792.00</u>
Gross Profit	24,917.61	24,816.00	101.61	199,272.61	198,528.00	744.61	297,792.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,490.00	4,690.00	(200.00)	35,920.00	37,520.00	(1,600.00)	56,280.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,685.17	(1,685.17)	3,402.00	13,481.32	(10,079.32)	20,222.00
7130 · Mulch Common	0.00	833.33	(833.33)	2,010.00	6,666.68	(4,656.68)	10,000.00
7140 · Palm Tree Trimming	0.00	351.67	(351.67)	0.00	2,813.32	(2,813.32)	4,220.00
7150 · Irrigation Repairs & Maint-Comm	272.70	583.33	(310.63)	1,969.00	4,666.68	(2,697.68)	7,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	2,904.00	2,933.32	(29.32)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	200.00	(200.00)	300.00
Total 7100 · Grounds	<u>5,125.70</u>	<u>8,535.17</u>	<u>(3,409.47)</u>	<u>46,205.00</u>	<u>68,281.32</u>	<u>(22,076.32)</u>	<u>102,422.00</u>
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	3,200.00	3,200.00	0.00	4,800.00
7315 · Pool Repairs	49.05	333.33	(284.28)	3,646.17	2,666.68	979.49	4,000.00
7320 · Cabana/Pool Area Maintenance	150.00	916.67	(766.67)	5,026.50	7,333.32	(2,306.82)	11,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.00	266.68	108.32	400.00
7340 · Common Property Maint & Repair	0.00	250.00	(250.00)	2,246.18	2,000.00	246.18	3,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	666.68	(666.68)	1,000.00
7350 · Pool Heat	97.93	675.00	(577.07)	4,586.83	5,400.00	(813.17)	8,100.00
Total 7300 · Amenities Expense	<u>696.98</u>	<u>2,691.66</u>	<u>(1,994.68)</u>	<u>19,080.68</u>	<u>21,533.36</u>	<u>(2,452.68)</u>	<u>32,300.00</u>
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	579.99	958.33	(378.34)	4,803.85	7,666.68	(2,862.83)	11,500.00
7520 · Electric	348.92	416.67	(67.75)	2,980.65	3,333.32	(352.67)	5,000.00
7530 · Community Bulk Cable Contract	6,069.17	6,068.33	0.84	48,550.65	48,546.68	3.97	72,820.00
Total 7500 · Utilities	<u>6,998.08</u>	<u>7,443.33</u>	<u>(445.25)</u>	<u>56,335.15</u>	<u>59,546.68</u>	<u>(3,211.53)</u>	<u>89,320.00</u>

09/20/19

Wisteria Park HOA Inc
Profit & Loss Budget Performance

August 2019

	Aug 19	Budget	\$ Over Budget	Jan - Aug 19	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	680.04	685.83	(5.79)	5,482.38	5,486.68	(4.30)	8,230.00
7820 · Legal/Professional	0.00	250.00	(250.00)	1,065.09	2,000.00	(934.91)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	4,500.00	2,000.00	2,500.00	3,000.00
7830 · Division Fees	0.00	5.08	(5.08)	61.25	40.68	20.57	61.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
7870 · Management Fee-Common	1,292.16	1,292.08	0.08	10,337.28	10,336.68	0.60	15,505.00
7873 · Facility Rental	0.00	35.42	(35.42)	75.00	283.32	(208.32)	425.00
7880 · Office Supplies, Postage, etc.	124.90	150.00	(25.10)	807.46	1,200.00	(392.54)	1,800.00
7885 · Bank Service Charge	28.20	11.67	16.53	167.85	93.32	74.53	140.00
7890 · Bad Debt Expense	83.33	83.33	0.00	666.68	666.68	0.00	1,000.00
Total 7800 · Administration	2,208.63	2,805.08	(596.45)	23,162.99	22,440.68	722.31	33,661.00
Total 7000 · Disbursements	15,029.39	21,475.24	(6,445.85)	144,783.82	171,802.04	(27,018.22)	257,703.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	3,340.75	3,340.75	0.00	26,726.00	26,726.00	0.00	40,089.00
Total 9000 · Transfer to Reserves	3,340.75	3,340.75	0.00	26,726.00	26,726.00	0.00	40,089.00
Total Expense	18,370.14	24,815.99	(6,445.85)	171,509.82	198,528.04	(27,018.22)	297,792.00
Net Ordinary Income	6,547.47	0.01	6,547.46	27,762.79	(0.04)	27,762.83	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	9,168.00	9,168.00	0.00	73,344.00	73,344.00	0.00	110,016.00
5014 · Surplus Rollover	310.58	310.58	0.00	2,484.68	2,484.68	0.00	3,727.00
Total Other Income	9,478.58	9,478.58	0.00	75,828.68	75,828.68	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	55,872.00	55,872.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,541.67	(1,541.67)	0.00	12,333.32	(12,333.32)	18,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	333.33	(333.33)	30.00	2,666.68	(2,636.68)	4,000.00
7151-S · Irrig Repair & Maint-Maint Free	517.03	411.67	105.36	3,292.70	3,293.32	(0.62)	4,940.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	1,662.72	1,663.32	(0.60)	2,495.00
Total 7000-S · Supplemental Lot Expenses	7,708.87	9,478.59	(1,769.72)	60,857.42	75,828.64	(14,971.22)	113,743.00
Total Other Expense	7,708.87	9,478.59	(1,769.72)	60,857.42	75,828.64	(14,971.22)	113,743.00
Net Other Income	1,769.71	(0.01)	1,769.72	14,971.26	0.04	14,971.22	0.00
Net Income	8,317.18	0.00	8,317.18	42,734.05	0.00	42,734.05	0.00