



FINANCIAL REPORTS
September 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.

10/11/19

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

As of September 30, 2019

	Sep 30, 19
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	128,702.15
1015 · Cadence Oper MM*1509	172,129.71
	300,831.86
Total 1010 · Checking	300,831.86
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	119,294.59
	119,294.59
Total 1020 · Reserve Accounts	119,294.59
Total Checking/Savings	420,126.45
Accounts Receivable	(44,336.83)
Other Current Assets	
1050 · Prepaid Insurance	8,020.98
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	1,820.00
	9,890.98
Total Other Current Assets	9,890.98
Total Current Assets	385,680.60
Other Assets	
1140 · Allowance for Bad Debt	(750.01)
	(750.01)
Total Other Assets	(750.01)
TOTAL ASSETS	384,930.59
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	1,470.63
Other Current Liabilities	
3250 · East Side Income Carryover	931.74
	931.74
Total Other Current Liabilities	931.74
Total Current Liabilities	2,402.37
Long Term Liabilities	
3500 · Reserve Fund	119,294.59
	119,294.59
Total Long Term Liabilities	119,294.59
Total Liabilities	121,696.96
Equity	
3985 · Prior Year Adjustment	(75.00)
3990 · Operating Fund Balance	216,915.78
3996 · East side Maint Surplus	1,150.82
Net Income	45,242.03
	263,233.63
Total Equity	263,233.63
TOTAL LIABILITIES & EQUITY	384,930.59

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 September 2019

	Sep 19	Budget	\$ Over Budget	Jan - Sep 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	21,475.25	21,475.25	0.00	193,277.25	193,277.25	0.00	257,703.00
5013 · Reserve Assessments	3,340.75	3,340.75	0.00	30,066.75	30,066.75	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	50.00	0.00	50.00	200.00	0.00	200.00	0.00
5050 · Interest	71.29	0.00	71.29	655.90	0.00	655.90	0.00
Total Income	<u>24,937.29</u>	<u>24,816.00</u>	<u>121.29</u>	<u>224,209.90</u>	<u>223,344.00</u>	<u>865.90</u>	<u>297,792.00</u>
Gross Profit	24,937.29	24,816.00	121.29	224,209.90	223,344.00	865.90	297,792.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,490.00	4,690.00	(200.00)	40,410.00	42,210.00	(1,800.00)	56,280.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,685.17	(1,685.17)	3,402.00	15,166.49	(11,764.49)	20,222.00
7130 · Mulch Common	0.00	833.33	(833.33)	2,010.00	7,500.01	(5,490.01)	10,000.00
7140 · Palm Tree Trimming	0.00	351.67	(351.67)	0.00	3,164.99	(3,164.99)	4,220.00
7150 · Irrigation Repairs & Maint-Comm	615.61	583.33	32.28	2,584.61	5,250.01	(2,665.40)	7,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	3,267.00	3,299.99	(32.99)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	225.00	(225.00)	300.00
Total 7100 · Grounds	<u>5,468.61</u>	<u>8,535.17</u>	<u>(3,066.56)</u>	<u>51,673.61</u>	<u>76,816.49</u>	<u>(25,142.88)</u>	<u>102,422.00</u>
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	3,600.00	3,600.00	0.00	4,800.00
7315 · Pool Repairs	116.14	333.33	(217.19)	3,762.31	3,000.01	762.30	4,000.00
7320 · Cabana/Pool Area Maintenance	150.00	916.67	(766.67)	5,176.50	8,249.99	(3,073.49)	11,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.00	300.01	74.99	400.00
7340 · Common Property Maint & Repair	0.00	250.00	(250.00)	2,246.18	2,250.00	(3.82)	3,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
7350 · Pool Heat	93.89	675.00	(581.11)	4,680.72	6,075.00	(1,394.28)	8,100.00
Total 7300 · Amenities Expense	<u>760.03</u>	<u>2,691.66</u>	<u>(1,931.63)</u>	<u>19,840.71</u>	<u>24,225.02</u>	<u>(4,384.31)</u>	<u>32,300.00</u>
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	418.30	958.33	(540.03)	5,222.15	8,625.01	(3,402.86)	11,500.00
7520 · Electric	368.15	416.67	(48.52)	3,348.80	3,749.99	(401.19)	5,000.00
7530 · Community Bulk Cable Contract	6,069.17	6,068.33	0.84	54,619.82	54,615.01	4.81	72,820.00
Total 7500 · Utilities	<u>6,855.62</u>	<u>7,443.33</u>	<u>(587.71)</u>	<u>63,190.77</u>	<u>66,990.01</u>	<u>(3,799.24)</u>	<u>89,320.00</u>

10/11/19

Wisteria Park HOA Inc
Profit & Loss Budget Performance
 September 2019

	Sep 19	Budget	\$ Over Budget	Jan - Sep 19	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	729.18	685.83	43.35	6,211.56	6,172.51	39.05	8,230.00
7820 · Legal/Professional	0.00	250.00	(250.00)	1,065.09	2,250.00	(1,184.91)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	4,500.00	2,250.00	2,250.00	3,000.00
7830 · Division Fees	0.00	5.08	(5.08)	61.25	45.76	15.49	61.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
7870 · Management Fee-Common	1,292.16	1,292.08	0.08	11,629.44	11,628.76	0.68	15,505.00
7873 · Facility Rental	225.00	35.42	189.58	300.00	318.74	(18.74)	425.00
7880 · Office Supplies, Postage, etc.	41.60	150.00	(108.40)	849.06	1,350.00	(500.94)	1,800.00
7885 · Bank Service Charge	2.50	11.67	(9.17)	170.35	104.99	65.36	140.00
7890 · Bad Debt Expense	83.33	83.33	0.00	750.01	750.01	0.00	1,000.00
Total 7800 · Administration	<u>2,373.77</u>	<u>2,805.08</u>	<u>(431.31)</u>	<u>25,536.76</u>	<u>25,245.76</u>	<u>291.00</u>	<u>33,661.00</u>
Total 7000 · Disbursements	15,458.03	21,475.24	(6,017.21)	160,241.85	193,277.28	(33,035.43)	257,703.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	3,340.75	3,340.75	0.00	30,066.75	30,066.75	0.00	40,089.00
Total 9000 · Transfer to Reserves	<u>3,340.75</u>	<u>3,340.75</u>	<u>0.00</u>	<u>30,066.75</u>	<u>30,066.75</u>	<u>0.00</u>	<u>40,089.00</u>
Total Expense	<u>18,798.78</u>	<u>24,815.99</u>	<u>(6,017.21)</u>	<u>190,308.60</u>	<u>223,344.03</u>	<u>(33,035.43)</u>	<u>297,792.00</u>
Net Ordinary Income	6,138.51	0.01	6,138.50	33,901.30	(0.03)	33,901.33	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	9,168.00	9,168.00	0.00	82,512.00	82,512.00	0.00	110,016.00
5014 · Surplus Rollover	310.58	310.58	0.00	2,795.26	2,795.26	0.00	3,727.00
Total Other Income	<u>9,478.58</u>	<u>9,478.58</u>	<u>0.00</u>	<u>85,307.26</u>	<u>85,307.26</u>	<u>0.00</u>	<u>113,743.00</u>
Other Expense							
7000-S · Supplemental Lot Expenses							
7111-S · Grounds Contract - Maint Free	6,984.00	6,984.00	0.00	62,856.00	62,856.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,541.67	(1,541.67)	0.00	13,874.99	(13,874.99)	18,500.00
7141-S · Palm Tree Trimming-Maint Free	5,023.50	333.33	4,690.17	5,053.50	3,000.01	2,053.49	4,000.00
7151-S · Irrig Repair & Maint-Maint Free	893.77	411.67	482.10	4,186.47	3,704.99	481.48	4,940.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	1,870.56	1,871.24	(0.68)	2,495.00
Total 7000-S · Supplemental Lot Expenses	<u>13,109.11</u>	<u>9,478.59</u>	<u>3,630.52</u>	<u>73,966.53</u>	<u>85,307.23</u>	<u>(11,340.70)</u>	<u>113,743.00</u>
Total Other Expense	<u>13,109.11</u>	<u>9,478.59</u>	<u>3,630.52</u>	<u>73,966.53</u>	<u>85,307.23</u>	<u>(11,340.70)</u>	<u>113,743.00</u>
Net Other Income	<u>(3,630.53)</u>	<u>(0.01)</u>	<u>(3,630.52)</u>	<u>11,340.73</u>	<u>0.03</u>	<u>11,340.70</u>	<u>0.00</u>
Net Income	<u><u>2,507.98</u></u>	<u><u>0.00</u></u>	<u><u>2,507.98</u></u>	<u><u>45,242.03</u></u>	<u><u>0.00</u></u>	<u><u>45,242.03</u></u>	<u><u>0.00</u></u>