



**FINANCIAL REPORTS**  
**October 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.**

11/18/19

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

As of October 31, 2019

	Oct 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Checking	
1013 · Centennial Oper*4972	56,774.88
1015 · Cadence Oper MM*1509	172,180.88
<b>Total 1010 · Checking</b>	228,955.76
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	222,746.43
<b>Total 1020 · Reserve Accounts</b>	222,746.43
<b>Total Checking/Savings</b>	451,702.19
<b>Accounts Receivable</b>	
1040 · Assessment Receivable	859.17
<b>Total Accounts Receivable</b>	859.17
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	7,291.80
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	7,341.80
<b>Total Current Assets</b>	459,903.16
<b>Other Assets</b>	
1140 · Allowance for Bad Debt	(833.34)
<b>Total Other Assets</b>	(833.34)
<b>TOTAL ASSETS</b>	<b>459,069.82</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	924.22
<b>Other Current Liabilities</b>	
3031 · Deferred Assessments	67,968.00
3250 · East Side Income Carryover	621.16
<b>Total Other Current Liabilities</b>	68,589.16
<b>Total Current Liabilities</b>	69,513.38
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	222,746.43
<b>Total Long Term Liabilities</b>	222,746.43
<b>Total Liabilities</b>	292,259.81
<b>Equity</b>	
3985 · Prior Year Adjustment	(75.00)
3990 · Operating Fund Balance	116,915.78
3996 · East side Maint Surplus	1,150.82
Net Income	48,818.41
<b>Total Equity</b>	166,810.01
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>459,069.82</b>

11/18/19

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

October 2019

	Oct 19	Budget	\$ Over Budget	Jan - Oct 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	214,752.50	214,752.50	0.00	257,703.00
5013 · Reserve Assessments	3,340.75	3,340.75	0.00	33,407.50	33,407.50	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	0.00	0.00	0.00	200.00	0.00	200.00	0.00
5050 · Interest	79.43	0.00	79.43	735.33	0.00	735.33	0.00
<b>Total Income</b>	<u>24,895.43</u>	<u>24,816.00</u>	<u>79.43</u>	<u>249,105.33</u>	<u>248,160.00</u>	<u>945.33</u>	<u>297,792.00</u>
<b>Gross Profit</b>	24,895.43	24,816.00	79.43	249,105.33	248,160.00	945.33	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)	44,900.00	46,900.00	(2,000.00)	56,280.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,685.17	(1,685.17)	3,402.00	16,851.66	(13,449.66)	20,222.00
7130 · Mulch Common	0.00	833.33	(833.33)	2,010.00	8,333.34	(6,323.34)	10,000.00
7140 · Palm Tree Trimming	5,095.00	351.67	4,743.33	5,095.00	3,516.66	1,578.34	4,220.00
7150 · Irrigation Repairs & Maint-Comm	756.61	583.33	173.28	3,341.22	5,833.34	(2,492.12)	7,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	3,630.00	3,666.66	(36.66)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	250.00	(250.00)	300.00
<b>Total 7100 · Grounds</b>	<u>10,704.61</u>	<u>8,535.17</u>	<u>2,169.44</u>	<u>62,378.22</u>	<u>85,351.66</u>	<u>(22,973.44)</u>	<u>102,422.00</u>
<b>7300 · Amenities Expense</b>							
7310 · Pool Contract	400.00	400.00	0.00	4,000.00	4,000.00	0.00	4,800.00
7315 · Pool Repairs	0.00	333.33	(333.33)	3,762.31	3,333.34	428.97	4,000.00
7320 · Cabana/Pool Area Maintenance	150.00	916.67	(766.67)	5,326.50	9,166.66	(3,840.16)	11,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.00	333.34	41.66	400.00
7340 · Common Property Maint & Repair	(850.00)	250.00	(1,100.00)	1,396.18	2,500.00	(1,103.82)	3,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	833.34	(833.34)	1,000.00
7350 · Pool Heat	103.46	675.00	(571.54)	4,784.18	6,750.00	(1,965.82)	8,100.00
<b>Total 7300 · Amenities Expense</b>	<u>(196.54)</u>	<u>2,691.66</u>	<u>(2,888.20)</u>	<u>19,644.17</u>	<u>26,916.68</u>	<u>(7,272.51)</u>	<u>32,300.00</u>
<b>7500 · Utilities</b>							
7510 · Irrigation Water (Reclaimed)	637.56	958.33	(320.77)	5,859.71	9,583.34	(3,723.63)	11,500.00
7520 · Electric	353.89	416.67	(62.78)	3,702.69	4,166.66	(463.97)	5,000.00
7530 · Community Bulk Cable Contract	6,068.63	6,068.33	0.30	60,688.45	60,683.34	5.11	72,820.00
<b>Total 7500 · Utilities</b>	<u>7,060.08</u>	<u>7,443.33</u>	<u>(383.25)</u>	<u>70,250.85</u>	<u>74,433.34</u>	<u>(4,182.49)</u>	<u>89,320.00</u>

11/18/19

**Wisteria Park HOA Inc**  
**Profit & Loss Budget Performance**  
 October 2019

	<u>Oct 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>7800 · Administration</b>							
7810 · Insurance - Property	729.18	685.83	43.35	6,940.74	6,858.34	82.40	8,230.00
7820 · Legal/Professional	0.00	250.00	(250.00)	1,065.09	2,500.00	(1,434.91)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	4,500.00	2,500.00	2,000.00	3,000.00
7830 · Division Fees	0.00	5.08	(5.08)	61.25	50.84	10.41	61.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	416.66	(416.66)	500.00
7870 · Management Fee-Common	1,292.16	1,292.08	0.08	12,921.60	12,920.84	0.76	15,505.00
7873 · Facility Rental	0.00	35.42	(35.42)	300.00	354.16	(54.16)	425.00
7880 · Office Supplies, Postage, etc.	107.60	150.00	(42.40)	956.66	1,500.00	(543.34)	1,800.00
7885 · Bank Service Charge	53.35	11.67	41.68	223.70	116.66	107.04	140.00
7890 · Bad Debt Expense	83.33	83.33	0.00	833.34	833.34	0.00	1,000.00
<b>Total 7800 · Administration</b>	<u>2,265.62</u>	<u>2,805.08</u>	<u>(539.46)</u>	<u>27,802.38</u>	<u>28,050.84</u>	<u>(248.46)</u>	<u>33,661.00</u>
<b>Total 7000 · Disbursements</b>	<u>19,833.77</u>	<u>21,475.24</u>	<u>(1,641.47)</u>	<u>180,075.62</u>	<u>214,752.52</u>	<u>(34,676.90)</u>	<u>257,703.00</u>
<b>9000 · Transfer to Reserves</b>							
9001 · Transfer to Reserves	3,340.75	3,340.75	0.00	33,407.50	33,407.50	0.00	40,089.00
<b>Total 9000 · Transfer to Reserves</b>	<u>3,340.75</u>	<u>3,340.75</u>	<u>0.00</u>	<u>33,407.50</u>	<u>33,407.50</u>	<u>0.00</u>	<u>40,089.00</u>
<b>Total Expense</b>	<u>23,174.52</u>	<u>24,815.99</u>	<u>(1,641.47)</u>	<u>213,483.12</u>	<u>248,160.02</u>	<u>(34,676.90)</u>	<u>297,792.00</u>
<b>Net Ordinary Income</b>	<u>1,720.91</u>	<u>0.01</u>	<u>1,720.90</u>	<u>35,622.21</u>	<u>(0.02)</u>	<u>35,622.23</u>	<u>0.00</u>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
5011 · Supplemental Lot Assessments	9,168.00	9,168.00	0.00	91,680.00	91,680.00	0.00	110,016.00
5014 · Surplus Rollover	310.58	310.58	0.00	3,105.84	3,105.84	0.00	3,727.00
<b>Total Other Income</b>	<u>9,478.58</u>	<u>9,478.58</u>	<u>0.00</u>	<u>94,785.84</u>	<u>94,785.84</u>	<u>0.00</u>	<u>113,743.00</u>
<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	69,840.00	69,840.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,541.67	(1,541.67)	0.00	15,416.66	(15,416.66)	18,500.00
7141-S · Palm Tree Trimming-Maint Free	150.00	333.33	(183.33)	5,203.50	3,333.34	1,870.16	4,000.00
7151-S · Irrig Repair & Maint-Maint Free	281.27	411.67	(130.40)	4,467.74	4,116.66	351.08	4,940.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	2,078.40	2,079.16	(0.76)	2,495.00
<b>Total 7000-S · Supplemental Lot Expenses</b>	<u>7,623.11</u>	<u>9,478.59</u>	<u>(1,855.48)</u>	<u>81,589.64</u>	<u>94,785.82</u>	<u>(13,196.18)</u>	<u>113,743.00</u>
<b>Total Other Expense</b>	<u>7,623.11</u>	<u>9,478.59</u>	<u>(1,855.48)</u>	<u>81,589.64</u>	<u>94,785.82</u>	<u>(13,196.18)</u>	<u>113,743.00</u>
<b>Net Other Income</b>	<u>1,855.47</u>	<u>(0.01)</u>	<u>1,855.48</u>	<u>13,196.20</u>	<u>0.02</u>	<u>13,196.18</u>	<u>0.00</u>
<b>Net Income</b>	<u><b>3,576.38</b></u>	<u><b>0.00</b></u>	<u><b>3,576.38</b></u>	<u><b>48,818.41</b></u>	<u><b>0.00</b></u>	<u><b>48,818.41</b></u>	<u><b>0.00</b></u>