



FINANCIAL REPORTS
November 30, 2019

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE
COMPARISON OF ACTUAL TO BUDGET

REVENUES AND EXPENSE
MONTHLY COMPARISON

Prepared By: Sunstate Association Management Group, Inc.

12/12/19

Wisteria Park HOA Inc

Statement of Assets, Liabilities, & Fund Balance

As of November 30, 2019

	Nov 30, 19
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	14,378.45
1015 · Cadence Oper MM*1509	172,230.41
Total 1010 · Checking	186,608.86
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	226,271.72
Total 1020 · Reserve Accounts	226,271.72
Total Checking/Savings	412,880.58
Accounts Receivable	(2,745.83)
Other Current Assets	
1050 · Prepaid Insurance	6,562.62
1210 · Utility Deposits	50.00
Total Other Current Assets	6,612.62
Total Current Assets	416,747.37
Other Assets	
1140 · Allowance for Bad Debt	(916.67)
Total Other Assets	(916.67)
TOTAL ASSETS	415,830.70
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	1,410.05
Other Current Liabilities	
3031 · Deferred Assessments	33,984.00
3250 · East Side Income Carryover	310.58
Total Other Current Liabilities	34,294.58
Total Current Liabilities	35,704.63
Long Term Liabilities	
3500 · Reserve Fund	226,271.72
Total Long Term Liabilities	226,271.72
Total Liabilities	261,976.35
Equity	
3985 · Prior Year Adjustment	(75.00)
3990 · Operating Fund Balance	116,915.78
3996 · East side Maint Surplus	1,150.82
Net Income	35,862.75
Total Equity	153,854.35
TOTAL LIABILITIES & EQUITY	415,830.70

12/12/19

Wisteria Park HOA Inc
Profit & Loss Budget Performance
November 2019

	Nov 19	Budget	\$ Over Budget	Jan - Nov 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	21,475.25	21,475.25	0.00	236,227.75	236,227.75	0.00	257,703.00
5013 · Reserve Assessments	3,340.75	3,340.75	0.00	36,748.25	36,748.25	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	55.33	0.00	55.33	790.66	0.00	790.66	0.00
Total Income	24,871.33	24,816.00	55.33	273,976.66	272,976.00	1,000.66	297,792.00
Gross Profit	24,871.33	24,816.00	55.33	273,976.66	272,976.00	1,000.66	297,792.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,490.00	4,690.00	(200.00)	49,390.00	51,590.00	(2,200.00)	56,280.00
7125 · Landscape-Renew/Replace/Remove	880.62	1,685.17	(804.55)	4,282.62	18,536.83	(14,254.21)	20,222.00
7130 · Mulch Common	0.00	833.33	(833.33)	2,010.00	9,166.67	(7,156.67)	10,000.00
7140 · Palm Tree Trimming	0.00	351.67	(351.67)	5,095.00	3,868.33	1,226.67	4,220.00
7150 · Irrigation Repairs & Maint-Comm	(6.59)	583.33	(589.92)	3,334.63	6,416.67	(3,082.04)	7,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	3,993.00	4,033.33	(40.33)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	275.00	(275.00)	300.00
Total 7100 · Grounds	5,727.03	8,535.17	(2,808.14)	68,105.25	93,886.83	(25,781.58)	102,422.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	4,400.00	4,400.00	0.00	4,800.00
7315 · Pool Repairs	788.23	333.33	454.90	4,550.54	3,666.67	883.87	4,000.00
7320 · Cabana/Pool Area Maintenance	150.00	916.67	(766.67)	5,476.50	10,083.33	(4,606.83)	11,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.00	366.67	8.33	400.00
7340 · Common Property Maint & Repair	49.11	250.00	(200.89)	1,445.29	2,750.00	(1,304.71)	3,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
7350 · Pool Heat	121.94	675.00	(553.06)	4,906.12	7,425.00	(2,518.88)	8,100.00
Total 7300 · Amenities Expense	1,509.28	2,691.66	(1,182.38)	21,153.45	29,608.34	(8,454.89)	32,300.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	850.87	958.33	(107.46)	6,710.58	10,541.67	(3,831.09)	11,500.00
7520 · Electric	303.35	416.67	(113.32)	4,006.04	4,583.33	(577.29)	5,000.00
7530 · Community Bulk Cable Contract	6,068.63	6,068.33	0.30	66,757.08	66,751.67	5.41	72,820.00
Total 7500 · Utilities	7,222.85	7,443.33	(220.48)	77,473.70	81,876.67	(4,402.97)	89,320.00

12/12/19

Wisteria Park HOA Inc

Profit & Loss Budget Performance

November 2019

	Nov 19	Budget	\$ Over Budget	Jan - Nov 19	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	1,129.18	685.83	443.35	8,069.92	7,544.17	525.75	8,230.00
7820 · Legal/Professional	0.00	250.00	(250.00)	1,065.09	2,750.00	(1,684.91)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	4,500.00	2,750.00	1,750.00	3,000.00
7830 · Division Fees	0.00	5.08	(5.08)	61.25	55.92	5.33	61.00
7850 · Property Taxes	478.80	41.67	437.13	478.80	458.33	20.47	500.00
7870 · Management Fee-Common	1,292.16	1,292.08	0.08	14,213.76	14,212.92	0.84	15,505.00
7873 · Facility Rental	70.00	35.42	34.58	370.00	389.58	(19.58)	425.00
7880 · Office Supplies, Postage, etc.	337.33	150.00	187.33	1,293.99	1,650.00	(356.01)	1,800.00
7885 · Bank Service Charge	27.20	11.67	15.53	250.90	128.33	122.57	140.00
7890 · Bad Debt Expense	83.33	83.33	0.00	916.67	916.67	0.00	1,000.00
Total 7800 · Administration	3,418.00	2,805.08	612.92	31,220.38	30,855.92	364.46	33,661.00
Total 7000 · Disbursements	17,877.16	21,475.24	(3,598.08)	197,952.78	236,227.76	(38,274.98)	257,703.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	3,340.75	3,340.75	0.00	36,748.25	36,748.25	0.00	40,089.00
Total 9000 · Transfer to Reserves	3,340.75	3,340.75	0.00	36,748.25	36,748.25	0.00	40,089.00
Total Expense	21,217.91	24,815.99	(3,598.08)	234,701.03	272,976.01	(38,274.98)	297,792.00
Net Ordinary Income	3,653.42	0.01	3,653.41	39,275.63	(0.01)	39,275.64	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	9,168.00	9,168.00	0.00	100,848.00	100,848.00	0.00	110,016.00
5014 · Surplus Rollover	310.58	310.58	0.00	3,416.42	3,416.42	0.00	3,727.00
Total Other Income	9,478.58	9,478.58	0.00	104,264.42	104,264.42	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	76,824.00	76,824.00	0.00	83,808.00
7131-S · Mulch Maint Free	18,387.25	1,541.67	16,845.58	18,387.25	16,958.33	1,428.92	18,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	333.33	(333.33)	5,203.50	3,666.67	1,536.83	4,000.00
7151-S · Irrig Repair & Maint-Maint Free	508.57	411.67	96.90	4,976.31	4,528.33	447.98	4,940.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	2,286.24	2,287.08	(0.84)	2,495.00
Total 7000-S · Supplemental Lot Expenses	26,087.66	9,478.59	16,609.07	107,677.30	104,264.41	3,412.89	113,743.00
Total Other Expense	26,087.66	9,478.59	16,609.07	107,677.30	104,264.41	3,412.89	113,743.00
Net Other Income	(16,609.08)	(0.01)	(16,609.07)	(3,412.88)	0.01	(3,412.89)	0.00
Net Income	(12,955.66)	0.00	(12,955.66)	35,862.75	0.00	35,862.75	0.00

January through November 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	TOTAL
Ordinary Income/Expense												
Income												
5010 - Assessments	21,475.25	21,475.25	21,475.25	21,475.25	21,475.25	21,475.25	21,475.25	21,475.25	21,475.25	21,475.25	21,475.25	236,227.75
5013 - Reserve Assessments	3,340.75	3,340.75	3,340.75	3,340.75	3,340.75	3,340.75	3,340.75	3,340.75	3,340.75	3,340.75	3,340.75	36,748.25
5040 - Other	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	10.00
5045 - Late Fee Income	0.00	175.00	(150.00)	0.00	100.00	0.00	0.00	25.00	50.00	0.00	0.00	200.00
5050 - Interest	75.07	65.69	69.43	75.53	73.32	68.87	80.09	76.61	71.29	79.43	55.33	790.66
Total Income	24,891.07	25,056.69	24,735.43	24,891.53	24,989.32	24,884.87	24,906.09	24,917.61	24,937.29	24,895.43	24,871.33	273,976.66
Gross Profit	24,891.07	25,056.69	24,735.43	24,891.53	24,989.32	24,884.87	24,906.09	24,917.61	24,937.29	24,895.43	24,871.33	273,976.66
Expense												
7000 - Disbursements												
7100 - Grounds												
7110 - Grounds Contract Common Area	4,490.00	4,490.00	4,490.00	4,490.00	4,490.00	4,490.00	4,490.00	4,490.00	4,490.00	4,490.00	4,490.00	49,390.00
7125 - Landscape-Renew/Replace/Remove	0.00	150.00	290.00	0.00	462.00	0.00	2,500.00	0.00	0.00	0.00	880.62	4,282.62
7130 - Mulch Common	0.00	2,010.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,010.00
7140 - Palm Tree Trimming	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,095.00	0.00	5,095.00
7150 - Irrigation Repairs & Maint-Comm	480.65	276.59	99.52	411.99	24.00	286.25	117.30	272.70	615.61	756.61	(6.59)	3,334.63
7160 - Waterway Maintenance	363.00	363.00	363.00	363.00	363.00	363.00	363.00	363.00	363.00	363.00	363.00	3,993.00
Total 7100 - Grounds	5,333.65	7,289.59	5,242.52	5,264.99	5,339.00	5,139.25	7,470.30	5,125.70	5,468.61	10,704.61	5,727.03	68,105.25
7300 - Amenities Expense												
7310 - Pool Contract	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,400.00
7315 - Pool Repairs	591.14	317.62	318.60	257.18	171.74	1,674.74	266.10	49.05	116.14	0.00	788.23	4,550.54
7320 - Cabana/Pool Area Maintenance	1,043.34	825.31	1,100.80	643.82	306.81	0.00	956.42	150.00	150.00	150.00	150.00	5,476.50
7335 - Pool Permit	0.00	0.00	0.00	0.00	0.00	375.00	0.00	0.00	0.00	0.00	0.00	375.00
7340 - Common Property Maint & Repair	0.00	0.00	791.41	0.00	3.20	826.57	625.00	0.00	0.00	(850.00)	49.11	1,445.29
7350 - Pool Heat	1,226.70	1,065.23	833.32	716.86	433.84	128.94	84.01	97.93	93.89	103.46	121.94	4,906.12
Total 7300 - Amenities Expense	3,261.18	2,608.16	3,444.13	2,017.86	1,315.59	3,405.25	2,331.53	696.98	760.03	(196.54)	1,509.28	21,153.45
7500 - Utilities												
7510 - Irrigation Water (Reclaimed)	674.05	534.43	619.89	553.32	558.14	671.86	612.37	579.99	418.30	637.56	850.87	6,710.58

Wisteria Park HOA Inc
Revenue & Expense Monthly Comparison

12/12/19

January through November 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	TOTAL
Other Expense												
7000-S · Supplemental Lot Expenses												
7111-S · Grounds Contract - Maint Free	6,984.00	6,984.00	6,984.00	6,984.00	6,984.00	6,984.00	6,984.00	6,984.00	6,984.00	6,984.00	6,984.00	76,824.00
7131-S · Mulch Maint Free	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,387.25	18,387.25
7141-S · Palm Tree Trimming-Maint Free	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	5,023.50	150.00	0.00	5,203.50
7151-S · Irrig Repair & Maint-Maint Free	389.42	288.22	278.65	498.47	816.70	341.18	163.03	517.03	893.77	281.27	508.57	4,976.31
7871-S · Management Fee-Maint Free	207.84	207.84	207.84	207.84	207.84	207.84	207.84	207.84	207.84	207.84	207.84	2,286.24
Total 7000-S · Supplemental Lot Expenses	7,581.26	7,510.06	7,470.49	7,690.31	8,008.54	7,533.02	7,354.87	7,708.87	13,109.11	7,623.11	26,087.66	107,677.30
Total Other Expense	7,581.26	7,510.06	7,470.49	7,690.31	8,008.54	7,533.02	7,354.87	7,708.87	13,109.11	7,623.11	26,087.66	107,677.30
Net Other Income	1,897.36	1,968.52	2,008.09	1,788.27	1,470.04	1,945.56	2,123.71	1,769.71	(3,630.53)	1,855.47	(16,609.08)	(3,412.88)
Net Income	4,954.97	2,313.63	5,404.71	6,949.06	4,858.03	4,681.74	5,254.73	8,317.18	2,507.98	3,576.38	(12,955.66)	35,862.75