



FINANCIAL REPORTS
December 31, 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.

01/20/20

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance
As of December 31, 2019

	Dec 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	46,946.09
1015 · Cadence Oper MM*1509	152,277.77
Total 1010 · Checking	199,223.86
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	229,806.09
Total 1020 · Reserve Accounts	229,806.09
Total Checking/Savings	429,029.95
Accounts Receivable	(48,016.83)
Other Current Assets	
1050 · Prepaid Insurance	5,833.44
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	4,250.00
Total Other Current Assets	10,133.44
Total Current Assets	391,146.56
Other Assets	
1140 · Allowance for Bad Debt	(1,000.00)
Total Other Assets	(1,000.00)
TOTAL ASSETS	390,146.56
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	1,103.12
Total Current Liabilities	1,103.12
Long Term Liabilities	
3500 · Reserve Fund	229,806.09
Total Long Term Liabilities	229,806.09
Total Liabilities	230,909.21
Equity	
3985 · Prior Year Adjustment	(75.00)
3990 · Operating Fund Balance	116,915.78
3996 · East side Maint Surplus	1,150.82
Net Income	41,245.75
Total Equity	159,237.35
TOTAL LIABILITIES & EQUITY	390,146.56

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

December 2019

	Dec 19	Budget	\$ Over Budget	Jan - Dec 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	21,475.25	21,475.25	0.00	257,703.00	257,703.00	0.00	257,703.00
5013 · Reserve Assessments	3,340.75	3,340.75	0.00	40,089.00	40,089.00	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	0.00	0.00	0.00	200.00	0.00	200.00	0.00
5050 · Interest	49.36	0.00	49.36	840.02	0.00	840.02	0.00
Total Income	24,865.36	24,816.00	49.36	298,842.02	297,792.00	1,050.02	297,792.00
Gross Profit	24,865.36	24,816.00	49.36	298,842.02	297,792.00	1,050.02	297,792.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,490.00	4,690.00	(200.00)	53,880.00	56,280.00	(2,400.00)	56,280.00
7125 · Landscape-Renew/Replace/Remove	126.00	1,685.17	(1,559.17)	4,408.62	20,222.00	(15,813.38)	20,222.00
7130 · Mulch Common	2,737.19	833.33	1,903.86	4,747.19	10,000.00	(5,252.81)	10,000.00
7140 · Palm Tree Trimming	0.00	351.67	(351.67)	5,095.00	4,220.00	875.00	4,220.00
7150 · Irrigation Repairs & Maint-Comm	314.94	583.33	(268.39)	3,649.57	7,000.00	(3,350.43)	7,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	4,356.00	4,400.00	(44.00)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	300.00	(300.00)	300.00
Total 7100 · Grounds	8,031.13	8,535.17	(504.04)	76,136.38	102,422.00	(26,285.62)	102,422.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	4,800.00	4,800.00	0.00	4,800.00
7315 · Pool Repairs	18.24	333.33	(315.09)	4,568.78	4,000.00	568.78	4,000.00
7320 · Cabana/Pool Area Maintenance	150.00	916.67	(766.67)	5,626.50	11,000.00	(5,373.50)	11,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.00	400.00	(25.00)	400.00
7340 · Common Property Maint & Repair	25.00	250.00	(225.00)	1,470.29	3,000.00	(1,529.71)	3,000.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	1,000.00	(1,000.00)	1,000.00
7350 · Pool Heat	326.87	675.00	(348.13)	5,232.99	8,100.00	(2,867.01)	8,100.00
Total 7300 · Amenities Expense	920.11	2,691.66	(1,771.55)	22,073.56	32,300.00	(10,226.44)	32,300.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	631.97	958.33	(326.36)	7,342.55	11,500.00	(4,157.45)	11,500.00
7520 · Electric	292.79	416.67	(123.88)	4,298.83	5,000.00	(701.17)	5,000.00
7530 · Community Bulk Cable Contract	6,068.63	6,068.33	0.30	72,825.71	72,820.00	5.71	72,820.00
Total 7500 · Utilities	6,993.39	7,443.33	(449.94)	84,467.09	89,320.00	(4,852.91)	89,320.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

December 2019

	Dec 19	Budget	\$ Over Budget	Jan - Dec 19	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	729.18	685.83	43.35	8,799.10	8,230.00	569.10	8,230.00
7820 · Legal/Professional	0.00	250.00	(250.00)	1,065.09	3,000.00	(1,934.91)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	4,500.00	3,000.00	1,500.00	3,000.00
7830 · Division Fees	0.00	5.08	(5.08)	61.25	61.00	0.25	61.00
7850 · Property Taxes	0.00	41.67	(41.67)	478.80	500.00	(21.20)	500.00
7870 · Management Fee-Common	1,292.16	1,292.08	0.08	15,505.92	15,505.00	0.92	15,505.00
7873 · Facility Rental	0.00	35.42	(35.42)	370.00	425.00	(55.00)	425.00
7880 · Office Supplies, Postage, etc.	185.96	150.00	35.96	1,479.95	1,800.00	(320.05)	1,800.00
7885 · Bank Service Charge	0.60	11.67	(11.07)	251.50	140.00	111.50	140.00
7890 · Bad Debt Expense	83.33	83.33	0.00	1,000.00	1,000.00	0.00	1,000.00
Total 7800 · Administration	2,291.23	2,805.08	(513.85)	33,511.61	33,661.00	(149.39)	33,661.00
Total 7000 · Disbursements	18,235.86	21,475.24	(3,239.38)	216,188.64	257,703.00	(41,514.36)	257,703.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	3,340.75	3,340.75	0.00	40,089.00	40,089.00	0.00	40,089.00
Total 9000 · Transfer to Reserves	3,340.75	3,340.75	0.00	40,089.00	40,089.00	0.00	40,089.00
Total Expense	21,576.61	24,815.99	(3,239.38)	256,277.64	297,792.00	(41,514.36)	297,792.00
Net Ordinary Income	3,288.75	0.01	3,288.74	42,564.38	0.00	42,564.38	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	9,168.00	9,168.00	0.00	110,016.00	110,016.00	0.00	110,016.00
5014 · Surplus Rollover	310.58	310.58	0.00	3,727.00	3,727.00	0.00	3,727.00
Total Other Income	9,478.58	9,478.58	0.00	113,743.00	113,743.00	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	83,808.00	83,808.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,541.67	(1,541.67)	18,387.25	18,500.00	(112.75)	18,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	333.33	(333.33)	5,203.50	4,000.00	1,203.50	4,000.00
7151-S · Irrig Repair & Maint-Maint Free	192.49	411.67	(219.18)	5,168.80	4,940.00	228.80	4,940.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	2,494.08	2,495.00	(0.92)	2,495.00
Total 7000-S · Supplemental Lot Expenses	7,384.33	9,478.59	(2,094.26)	115,061.63	113,743.00	1,318.63	113,743.00
Total Other Expense	7,384.33	9,478.59	(2,094.26)	115,061.63	113,743.00	1,318.63	113,743.00
Net Other Income	2,094.25	(0.01)	2,094.26	(1,318.63)	0.00	(1,318.63)	0.00
Net Income	5,383.00	0.00	5,383.00	41,245.75	0.00	41,245.75	0.00

01/20/20

Wisteria Park HOA Inc
Revenue & Expense Monthly Comparison

January through December 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 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	6,984.00	83,808.00
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	0.00	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	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	192.49	5,168.80
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	207.84	2,494.08
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	7,384.33	115,061.63
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	7,384.33	115,061.63
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)	2,094.25	(1,318.63)
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)	5,383.00	41,245.75