



FINANCIAL REPORTS
January 31, 2020

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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.

02/17/20

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

As of January 31, 2020

	Jan 31, 20
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	77,282.78
1015 · Cadence Oper MM*1509	152,322.91
Total 1010 · Checking	229,605.69
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	236,252.61
Total 1020 · Reserve Accounts	236,252.61
Total Checking/Savings	465,858.30
Accounts Receivable	(9,410.83)
Other Current Assets	
1050 · Prepaid Insurance	5,104.26
1210 · Utility Deposits	50.00
Total Other Current Assets	5,154.26
Total Current Assets	461,601.73
Other Assets	
1140 · Allowance for Bad Debt	(1,083.34)
Total Other Assets	(1,083.34)
TOTAL ASSETS	460,518.39
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	1,378.06
Other Current Liabilities	
3031 · Deferred Assessments	59,561.34
Total Other Current Liabilities	59,561.34
Total Current Liabilities	60,939.40
Long Term Liabilities	
3500 · Reserve Fund	236,252.61
Total Long Term Liabilities	236,252.61
Total Liabilities	297,192.01
Equity	
3900 · Retained Earnings	41,297.50
3990 · Operating Fund Balance	116,840.78
3996 · East side Maint Surplus	1,150.82
Net Income	4,037.28
Total Equity	163,326.38
TOTAL LIABILITIES & EQUITY	460,518.39

02/17/20

Wisteria Park HOA Inc
Profit & Loss Budget Performance

January 2020

	Jan 20	Budget	\$ Over Budget	Jan 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	19,713.75	19,706.84	6.91	19,713.75	19,706.84	6.91	236,482.00
5013 · Reserve Assessments	6,250.00	6,250.00	0.00	6,250.00	6,250.00	0.00	25,000.00
5045 · Late Fee Income	50.00	0.00	50.00	50.00	0.00	50.00	0.00
5050 · Interest	57.78	0.00	57.78	57.78	0.00	57.78	0.00
Total Income	<u>26,071.53</u>	<u>25,956.84</u>	<u>114.69</u>	<u>26,071.53</u>	<u>25,956.84</u>	<u>114.69</u>	<u>261,482.00</u>
Gross Profit	26,071.53	25,956.84	114.69	26,071.53	25,956.84	114.69	261,482.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,490.00	4,490.00	0.00	4,490.00	4,490.00	0.00	53,880.00
7125 · Landscape-Renew/Replace/Remove	1,075.00	1,250.00	(175.00)	1,075.00	1,250.00	(175.00)	15,000.00
7130 · Mulch Common	0.00	416.66	(416.66)	0.00	416.66	(416.66)	5,000.00
7140 · Palm Tree Trimming	0.00	458.34	(458.34)	0.00	458.34	(458.34)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	184.78	416.66	(231.88)	184.78	416.66	(231.88)	5,000.00
7160 · Waterway Maintenance	363.00	366.66	(3.66)	363.00	366.66	(3.66)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
Total 7100 · Grounds	<u>6,112.78</u>	<u>7,423.32</u>	<u>(1,310.54)</u>	<u>6,112.78</u>	<u>7,423.32</u>	<u>(1,310.54)</u>	<u>89,080.00</u>
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	400.00	400.00	0.00	4,800.00
7315 · Pool Repairs	0.00	333.34	(333.34)	0.00	333.34	(333.34)	4,000.00
7320 · Cabana/Pool Area Maintenance	213.15	291.66	(78.51)	213.15	291.66	(78.51)	3,500.00
7335 · Pool Permit	0.00	33.34	(33.34)	0.00	33.34	(33.34)	400.00
7340 · Common Property Maint & Repair	14.15	291.66	(277.51)	14.15	291.66	(277.51)	3,500.00
7345 · Pressure Washing	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
7350 · Pool Heat	1,092.33	500.00	592.33	1,092.33	500.00	592.33	6,000.00
Total 7300 · Amenities Expense	<u>1,719.63</u>	<u>1,933.34</u>	<u>(213.71)</u>	<u>1,719.63</u>	<u>1,933.34</u>	<u>(213.71)</u>	<u>23,200.00</u>
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	678.82	708.34	(29.52)	678.82	708.34	(29.52)	8,500.00
7520 · Electric	300.68	416.66	(115.98)	300.68	416.66	(115.98)	5,000.00
7530 · Community Bulk Cable Contract	6,432.89	6,375.00	57.89	6,432.89	6,375.00	57.89	76,500.00
Total 7500 · Utilities	<u>7,412.39</u>	<u>7,500.00</u>	<u>(87.61)</u>	<u>7,412.39</u>	<u>7,500.00</u>	<u>(87.61)</u>	<u>90,000.00</u>

02/17/20

Wisteria Park HOA Inc
Profit & Loss Budget Performance
 January 2020

	Jan 20	Budget	\$ Over Budget	Jan 20	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	729.18	725.75	3.43	729.18	725.75	3.43	8,709.00
7820 · Legal/Professional	535.75	250.00	285.75	535.75	250.00	285.75	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7830 · Division Fees	0.00	5.16	(5.16)	0.00	5.16	(5.16)	62.00
7850 · Property Taxes	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00
7870 · Management Fee-Common	1,292.16	1,292.16	0.00	1,292.16	1,292.16	0.00	15,506.00
7873 · Facility Rental	0.00	35.41	(35.41)	0.00	35.41	(35.41)	425.00
7880 · Office Supplies, Postage, etc.	475.76	150.00	325.76	475.76	150.00	325.76	1,800.00
7885 · Bank Service Charge	91.35	16.66	74.69	91.35	16.66	74.69	200.00
7890 · Bad Debt Expense	83.34	83.34	0.00	83.34	83.34	0.00	1,000.00
Total 7800 · Administration	3,207.54	2,850.14	357.40	3,207.54	2,850.14	357.40	34,202.00
Total 7000 · Disbursements	18,452.34	19,706.80	(1,254.46)	18,452.34	19,706.80	(1,254.46)	236,482.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	6,250.00	6,250.00	0.00	6,250.00	6,250.00	0.00	25,000.00
Total 9000 · Transfer to Reserves	6,250.00	6,250.00	0.00	6,250.00	6,250.00	0.00	25,000.00
Total Expense	24,702.34	25,956.80	(1,254.46)	24,702.34	25,956.80	(1,254.46)	261,482.00
Net Ordinary Income	1,369.19	0.04	1,369.15	1,369.19	0.04	1,369.15	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	10,066.91	10,066.91	0.00	10,066.91	10,066.91	0.00	120,803.00
Total Other Income	10,066.91	10,066.91	0.00	10,066.91	10,066.91	0.00	120,803.00
Other Expense							
7000-S · Supplemental Lot Expenses							
7111-S · Grounds Contract - Maint Free	6,984.00	6,984.00	0.00	6,984.00	6,984.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,791.66	(1,791.66)	0.00	1,791.66	(1,791.66)	21,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	666.66	(666.66)	0.00	666.66	(666.66)	8,000.00
7151-S · Irrig Repair & Maint-Maint Free	206.98	416.66	(209.68)	206.98	416.66	(209.68)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.91	(0.07)	207.84	207.91	(0.07)	2,495.00
Total 7000-S · Supplemental Lot Expenses	7,398.82	10,066.89	(2,668.07)	7,398.82	10,066.89	(2,668.07)	120,803.00
Total Other Expense	7,398.82	10,066.89	(2,668.07)	7,398.82	10,066.89	(2,668.07)	120,803.00
Net Other Income	2,668.09	0.02	2,668.07	2,668.09	0.02	2,668.07	0.00
Net Income	4,037.28	0.06	4,037.22	4,037.28	0.06	4,037.22	0.00