



FINANCIAL REPORTS
February 29, 2020

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

03/18/20

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

As of February 29, 2020

	Feb 29, 20
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	58,169.79
1015 · Cadence Oper MM*1509	152,365.15
Total 1010 · Checking	210,534.94
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	236,439.80
Total 1020 · Reserve Accounts	236,439.80
Total Checking/Savings	446,974.74
Accounts Receivable	(13,549.83)
Other Current Assets	
1050 · Prepaid Insurance	4,375.08
1210 · Utility Deposits	50.00
Total Other Current Assets	4,425.08
Total Current Assets	437,849.99
Other Assets	
1140 · Allowance for Bad Debt	(1,166.67)
Total Other Assets	(1,166.67)
TOTAL ASSETS	436,683.32
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	851.22
Other Current Liabilities	
3031 · Deferred Assessments	29,780.67
Total Other Current Liabilities	29,780.67
Total Current Liabilities	30,631.89
Long Term Liabilities	
3500 · Reserve Fund	236,439.80
Total Long Term Liabilities	236,439.80
Total Liabilities	267,071.69
Equity	
3900 · Retained Earnings	41,297.50
3990 · Operating Fund Balance	116,840.78
3996 · East side Maint Surplus	1,150.82
Net Income	10,322.53
Total Equity	169,611.63
TOTAL LIABILITIES & EQUITY	436,683.32

03/18/20

Wisteria Park HOA Inc
Profit & Loss Budget Performance

February 2020

	Feb 20	Budget	\$ Over Budget	Jan - Feb 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	19,713.75	19,706.83	6.92	39,427.50	39,413.67	13.83	236,482.00
5013 · Reserve Assessments	0.00	0.00	0.00	6,250.00	6,250.00	0.00	25,000.00
5040 · Other	478.80	0.00	478.80	478.80	0.00	478.80	0.00
5045 · Late Fee Income	150.00	0.00	150.00	200.00	0.00	200.00	0.00
5050 · Interest	50.46	0.00	50.46	108.24	0.00	108.24	0.00
Total Income	<u>20,393.01</u>	<u>19,706.83</u>	<u>686.18</u>	<u>46,464.54</u>	<u>45,663.67</u>	<u>800.87</u>	<u>261,482.00</u>
Gross Profit	20,393.01	19,706.83	686.18	46,464.54	45,663.67	800.87	261,482.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,490.00	4,490.00	0.00	8,980.00	8,980.00	0.00	53,880.00
7125 · Landscape-Renew/Replace/Remove	292.50	1,250.00	(957.50)	1,367.50	2,500.00	(1,132.50)	15,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	833.33	(833.33)	5,000.00
7140 · Palm Tree Trimming	0.00	458.33	(458.33)	0.00	916.67	(916.67)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	326.59	416.67	(90.08)	511.37	833.33	(321.96)	5,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	726.00	733.33	(7.33)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
Total 7100 · Grounds	<u>5,472.09</u>	<u>7,423.34</u>	<u>(1,951.25)</u>	<u>11,584.87</u>	<u>14,846.66</u>	<u>(3,261.79)</u>	<u>89,080.00</u>
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	800.00	800.00	0.00	4,800.00
7315 · Pool Repairs	55.00	333.33	(278.33)	55.00	666.67	(611.67)	4,000.00
7320 · Cabana/Pool Area Maintenance	150.00	291.67	(141.67)	363.15	583.33	(220.18)	3,500.00
7335 · Pool Permit	0.00	33.33	(33.33)	0.00	66.67	(66.67)	400.00
7340 · Common Property Maint & Repair	0.00	291.67	(291.67)	14.15	583.33	(569.18)	3,500.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	166.67	(166.67)	1,000.00
7350 · Pool Heat	1,212.98	500.00	712.98	2,305.31	1,000.00	1,305.31	6,000.00
Total 7300 · Amenities Expense	<u>1,817.98</u>	<u>1,933.33</u>	<u>(115.35)</u>	<u>3,537.61</u>	<u>3,866.67</u>	<u>(329.06)</u>	<u>23,200.00</u>
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	599.90	708.33	(108.43)	1,278.72	1,416.67	(137.95)	8,500.00
7520 · Electric	278.23	416.67	(138.44)	578.91	833.33	(254.42)	5,000.00
7530 · Community Bulk Cable Contract	6,523.89	6,375.00	148.89	12,956.78	12,750.00	206.78	76,500.00
Total 7500 · Utilities	<u>7,402.02</u>	<u>7,500.00</u>	<u>(97.98)</u>	<u>14,814.41</u>	<u>15,000.00</u>	<u>(185.59)</u>	<u>90,000.00</u>

03/18/20

Wisteria Park HOA Inc
Profit & Loss Budget Performance

February 2020

	Feb 20	Budget	\$ Over Budget	Jan - Feb 20	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	729.18	725.75	3.43	1,458.36	1,451.50	6.86	8,709.00
7820 · Legal/Professional	0.00	250.00	(250.00)	535.75	500.00	35.75	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	0.00	10.33	(10.33)	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	83.33	(83.33)	500.00
7870 · Management Fee-Common	1,292.16	1,292.17	(0.01)	2,584.32	2,584.33	(0.01)	15,506.00
7873 · Facility Rental	25.00	35.42	(10.42)	25.00	70.83	(45.83)	425.00
7880 · Office Supplies, Postage, etc.	102.25	150.00	(47.75)	578.01	300.00	278.01	1,800.00
7885 · Bank Service Charge	31.70	16.67	15.03	123.05	33.33	89.72	200.00
7890 · Bad Debt Expense	83.33	83.33	0.00	166.67	166.67	0.00	1,000.00
Total 7800 · Administration	<u>2,263.62</u>	<u>2,850.18</u>	<u>(586.56)</u>	<u>5,471.16</u>	<u>5,700.32</u>	<u>(229.16)</u>	<u>34,202.00</u>
Total 7000 · Disbursements	16,955.71	19,706.85	(2,751.14)	35,408.05	39,413.65	(4,005.60)	236,482.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	6,250.00	6,250.00	0.00	25,000.00
Total 9000 · Transfer to Reserves	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,250.00</u>	<u>6,250.00</u>	<u>0.00</u>	<u>25,000.00</u>
Total Expense	<u>16,955.71</u>	<u>19,706.85</u>	<u>(2,751.14)</u>	<u>41,658.05</u>	<u>45,663.65</u>	<u>(4,005.60)</u>	<u>261,482.00</u>
Net Ordinary Income	3,437.30	(0.02)	3,437.32	4,806.49	0.02	4,806.47	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	10,066.92	10,066.92	0.00	20,133.83	20,133.83	0.00	120,803.00
Total Other Income	10,066.92	10,066.92	0.00	20,133.83	20,133.83	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	13,968.00	13,968.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,791.67	(1,791.67)	0.00	3,583.33	(3,583.33)	21,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	666.67	(666.67)	0.00	1,333.33	(1,333.33)	8,000.00
7151-S · Irrig Repair & Maint-Maint Free	27.13	416.67	(389.54)	234.11	833.33	(599.22)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	415.68	415.83	(0.15)	2,495.00
Total 7000-S · Supplemental Lot Expenses	<u>7,218.97</u>	<u>10,066.93</u>	<u>(2,847.96)</u>	<u>14,617.79</u>	<u>20,133.82</u>	<u>(5,516.03)</u>	<u>120,803.00</u>
Total Other Expense	7,218.97	10,066.93	(2,847.96)	14,617.79	20,133.82	(5,516.03)	120,803.00
Net Other Income	2,847.95	(0.01)	2,847.96	5,516.04	0.01	5,516.03	0.00
Net Income	<u><u>6,285.25</u></u>	<u><u>(0.03)</u></u>	<u><u>6,285.28</u></u>	<u><u>10,322.53</u></u>	<u><u>0.03</u></u>	<u><u>10,322.50</u></u>	<u><u>0.00</u></u>