



FINANCIAL REPORTS
March 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.

04/20/20

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance
 As of March 31, 2020

	Mar 31, 20
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	78,306.09
1015 · Cadence Oper MM*1509	152,410.32
Total 1010 · Checking	230,716.41
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	236,574.17
Total 1020 · Reserve Accounts	236,574.17
Total Checking/Savings	467,290.58
Accounts Receivable	(57,747.83)
Other Current Assets	
1050 · Prepaid Insurance	3,645.90
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	928.00
Total Other Current Assets	4,623.90
Total Current Assets	414,166.65
Other Assets	
1140 · Allowance for Bad Debt	(1,250.00)
Total Other Assets	(1,250.00)
TOTAL ASSETS	412,916.65
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	2,509.18
Total Current Liabilities	2,509.18
Long Term Liabilities	
3500 · Reserve Fund	236,574.17
Total Long Term Liabilities	236,574.17
Total Liabilities	239,083.35
Equity	
3900 · Retained Earnings	41,297.50
3990 · Operating Fund Balance	116,840.78
3996 · East side Maint Surplus	1,150.82
Net Income	14,544.20
Total Equity	173,833.30
TOTAL LIABILITIES & EQUITY	412,916.65

04/20/20

Wisteria Park HOA Inc
Profit & Loss Budget Performance

March 2020

	Mar 20	Budget	\$ Over Budget	Jan - Mar 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	19,713.75	19,706.83	6.92	59,141.25	59,120.50	20.75	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	0.00	0.00	0.00	478.80	0.00	478.80	0.00
5045 · Late Fee Income	0.00	0.00	0.00	200.00	0.00	200.00	0.00
5050 · Interest	53.43	0.00	53.43	161.67	0.00	161.67	0.00
Total Income	19,767.18	19,706.83	60.35	66,231.72	65,370.50	861.22	261,482.00
Gross Profit	19,767.18	19,706.83	60.35	66,231.72	65,370.50	861.22	261,482.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,490.00	4,490.00	0.00	13,470.00	13,470.00	0.00	53,880.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,250.00	(1,250.00)	1,367.50	3,750.00	(2,382.50)	15,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	1,250.00	(1,250.00)	5,000.00
7140 · Palm Tree Trimming	0.00	458.33	(458.33)	0.00	1,375.00	(1,375.00)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	193.07	416.67	(223.60)	704.44	1,250.00	(545.56)	5,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	1,089.00	1,100.00	(11.00)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00
Total 7100 · Grounds	5,046.07	7,423.34	(2,377.27)	16,630.94	22,270.00	(5,639.06)	89,080.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	1,200.00	1,200.00	0.00	4,800.00
7315 · Pool Repairs	1,911.37	333.33	1,578.04	1,966.37	1,000.00	966.37	4,000.00
7320 · Cabana/Pool Area Maintenance	182.96	291.67	(108.71)	546.11	875.00	(328.89)	3,500.00
7335 · Pool Permit	0.00	33.33	(33.33)	0.00	100.00	(100.00)	400.00
7340 · Common Property Maint & Repair	139.69	291.67	(151.98)	153.84	875.00	(721.16)	3,500.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	250.00	(250.00)	1,000.00
7350 · Pool Heat	882.30	500.00	382.30	3,187.61	1,500.00	1,687.61	6,000.00
Total 7300 · Amenities Expense	3,516.32	1,933.33	1,582.99	7,053.93	5,800.00	1,253.93	23,200.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	523.96	708.33	(184.37)	1,802.68	2,125.00	(322.32)	8,500.00
7520 · Electric	256.80	416.67	(159.87)	835.71	1,250.00	(414.29)	5,000.00
7530 · Community Bulk Cable Contract	6,523.89	6,375.00	148.89	19,480.67	19,125.00	355.67	76,500.00
Total 7500 · Utilities	7,304.65	7,500.00	(195.35)	22,119.06	22,500.00	(380.94)	90,000.00

04/20/20

Wisteria Park HOA Inc
Profit & Loss Budget Performance

March 2020

	Mar 20	Budget	\$ Over Budget	Jan - Mar 20	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	729.18	725.75	3.43	2,187.54	2,177.25	10.29	8,709.00
7820 · Legal/Professional	0.00	250.00	(250.00)	535.75	750.00	(214.25)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
7830 · Division Fees	61.25	5.17	56.08	61.25	15.50	45.75	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	125.00	(125.00)	500.00
7870 · Management Fee-Common	1,292.16	1,292.17	(0.01)	3,876.48	3,876.50	(0.02)	15,506.00
7873 · Facility Rental	0.00	35.42	(35.42)	25.00	106.25	(81.25)	425.00
7880 · Office Supplies, Postage, etc.	157.60	150.00	7.60	735.61	450.00	285.61	1,800.00
7885 · Bank Service Charge	8.25	16.67	(8.42)	131.30	50.00	81.30	200.00
7890 · Bad Debt Expense	83.33	83.33	0.00	250.00	250.00	0.00	1,000.00
Total 7800 · Administration	<u>2,331.77</u>	<u>2,850.18</u>	<u>(518.41)</u>	<u>7,802.93</u>	<u>8,550.50</u>	<u>(747.57)</u>	<u>34,202.00</u>
Total 7000 · Disbursements	18,198.81	19,706.85	(1,508.04)	53,606.86	59,120.50	(5,513.64)	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>18,198.81</u>	<u>19,706.85</u>	<u>(1,508.04)</u>	<u>59,856.86</u>	<u>65,370.50</u>	<u>(5,513.64)</u>	<u>261,482.00</u>
Net Ordinary Income	1,568.37	(0.02)	1,568.39	6,374.86	0.00	6,374.86	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	10,066.92	10,066.92	0.00	30,200.75	30,200.75	0.00	120,803.00
Total Other Income	10,066.92	10,066.92	0.00	30,200.75	30,200.75	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	20,952.00	20,952.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,791.67	(1,791.67)	0.00	5,375.00	(5,375.00)	21,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	666.67	(666.67)	0.00	2,000.00	(2,000.00)	8,000.00
7151-S · Irrig Repair & Maint-Maint Free	221.78	416.67	(194.89)	455.89	1,250.00	(794.11)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	623.52	623.75	(0.23)	2,495.00
Total 7000-S · Supplemental Lot Expenses	<u>7,413.62</u>	<u>10,066.93</u>	<u>(2,653.31)</u>	<u>22,031.41</u>	<u>30,200.75</u>	<u>(8,169.34)</u>	<u>120,803.00</u>
Total Other Expense	7,413.62	10,066.93	(2,653.31)	22,031.41	30,200.75	(8,169.34)	120,803.00
Net Other Income	2,653.30	(0.01)	2,653.31	8,169.34	0.00	8,169.34	0.00
Net Income	<u><u>4,221.67</u></u>	<u><u>(0.03)</u></u>	<u><u>4,221.70</u></u>	<u><u>14,544.20</u></u>	<u><u>0.00</u></u>	<u><u>14,544.20</u></u>	<u><u>0.00</u></u>