



FINANCIAL REPORTS
June 30, 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.

07/13/20

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

As of June 30, 2020

	Jun 30, 20
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	83,300.57
1015 · Cadence Oper MM*1509	152,530.48
Total 1010 · Checking	235,831.05
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	243,072.50
Total 1020 · Reserve Accounts	243,072.50
Total Checking/Savings	478,903.55
Accounts Receivable	(49,892.83)
Other Current Assets	
1050 · Prepaid Insurance	1,458.36
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	1,811.00
Total Other Current Assets	3,319.36
Total Current Assets	432,330.08
Other Assets	
1140 · Allowance for Bad Debt	(500.00)
Total Other Assets	(500.00)
TOTAL ASSETS	431,830.08
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	679.96
Other Current Liabilities	
3015 · Accrued Expense	301.00
Total Other Current Liabilities	301.00
Total Current Liabilities	980.96
Long Term Liabilities	
3500 · Reserve Fund	243,072.50
Total Long Term Liabilities	243,072.50
Total Liabilities	244,053.46
Equity	
3990 · Operating Fund Balance	160,104.16
3996 · East side Maint Surplus	(167.81)
Net Income	27,840.27
Total Equity	187,776.62
TOTAL LIABILITIES & EQUITY	431,830.08

07/13/20

Wisteria Park HOA Inc
Profit & Loss Budget Performance

June 2020

	Jun 20	Budget	\$ Over Budget	Jan - Jun 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	19,713.75	19,706.83	6.92	118,282.50	118,241.00	41.50	236,482.00
5013 · Reserve Assessments	0.00	0.00	0.00	12,500.00	12,500.00	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	372.31	0.00	372.31	572.31	0.00	572.31	0.00
5050 · Interest	40.47	0.00	40.47	320.26	0.00	320.26	0.00
Total Income	<u>20,126.53</u>	<u>19,706.83</u>	<u>419.70</u>	<u>132,153.87</u>	<u>130,741.00</u>	<u>1,412.87</u>	<u>261,482.00</u>
Gross Profit	20,126.53	19,706.83	419.70	132,153.87	130,741.00	1,412.87	261,482.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,490.00	4,490.00	0.00	26,940.00	26,940.00	0.00	53,880.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,250.00	(1,250.00)	2,692.50	7,500.00	(4,807.50)	15,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	2,500.00	(2,500.00)	5,000.00
7140 · Palm Tree Trimming	0.00	458.33	(458.33)	0.00	2,750.00	(2,750.00)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	50.02	416.67	(366.65)	2,080.47	2,500.00	(419.53)	5,000.00
7160 · Waterway Maintenance	363.00	366.67	(3.67)	2,178.00	2,200.00	(22.00)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	150.00	(150.00)	300.00
Total 7100 · Grounds	<u>4,903.02</u>	<u>7,423.34</u>	<u>(2,520.32)</u>	<u>33,890.97</u>	<u>44,540.00</u>	<u>(10,649.03)</u>	<u>89,080.00</u>
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	2,400.00	2,400.00	0.00	4,800.00
7315 · Pool Repairs	0.00	333.33	(333.33)	1,966.37	2,000.00	(33.63)	4,000.00
7320 · Cabana/Pool Area Maintenance	202.97	291.67	(88.70)	1,049.08	1,750.00	(700.92)	3,500.00
7335 · Pool Permit	375.00	33.33	341.67	375.00	200.00	175.00	400.00
7340 · Common Property Maint & Repair	3,342.00	291.67	3,050.33	3,500.12	1,750.00	1,750.12	3,500.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	500.00	(500.00)	1,000.00
7350 · Pool Heat	155.71	500.00	(344.29)	3,978.38	3,000.00	978.38	6,000.00
Total 7300 · Amenities Expense	<u>4,475.68</u>	<u>1,933.33</u>	<u>2,542.35</u>	<u>13,268.95</u>	<u>11,600.00</u>	<u>1,668.95</u>	<u>23,200.00</u>
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	680.66	708.33	(27.67)	3,782.77	4,250.00	(467.23)	8,500.00
7520 · Electric	360.54	416.67	(56.13)	1,691.31	2,500.00	(808.69)	5,000.00
7530 · Community Bulk Cable Contract	6,462.28	6,375.00	87.28	38,688.12	38,250.00	438.12	76,500.00
Total 7500 · Utilities	<u>7,503.48</u>	<u>7,500.00</u>	<u>3.48</u>	<u>44,162.20</u>	<u>45,000.00</u>	<u>(837.80)</u>	<u>90,000.00</u>

07/13/20

Wisteria Park HOA Inc
Profit & Loss Budget Performance

June 2020

	Jun 20	Budget	\$ Over Budget	Jan - Jun 20	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	729.18	725.75	3.43	4,375.08	4,354.50	20.58	8,709.00
7820 · Legal/Professional	(305.75)	250.00	(555.75)	230.00	1,500.00	(1,270.00)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	2,400.00	1,500.00	900.00	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	61.25	31.00	30.25	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	250.00	(250.00)	500.00
7870 · Management Fee-Common	1,292.16	1,292.17	(0.01)	7,752.96	7,753.00	(0.04)	15,506.00
7873 · Facility Rental	0.00	35.42	(35.42)	25.00	212.50	(187.50)	425.00
7880 · Office Supplies, Postage, etc.	94.34	150.00	(55.66)	1,008.65	900.00	108.65	1,800.00
7885 · Bank Service Charge	1.25	16.67	(15.42)	173.75	100.00	73.75	200.00
7890 · Bad Debt Expense	83.33	83.33	0.00	500.00	500.00	0.00	1,000.00
Total 7800 · Administration	<u>1,894.51</u>	<u>2,850.18</u>	<u>(955.67)</u>	<u>16,526.69</u>	<u>17,101.00</u>	<u>(574.31)</u>	<u>34,202.00</u>
Total 7000 · Disbursements	18,776.69	19,706.85	(930.16)	107,848.81	118,241.00	(10,392.19)	236,482.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	12,500.00	12,500.00	0.00	25,000.00
Total 9000 · Transfer to Reserves	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>12,500.00</u>	<u>12,500.00</u>	<u>0.00</u>	<u>25,000.00</u>
Total Expense	<u>18,776.69</u>	<u>19,706.85</u>	<u>(930.16)</u>	<u>120,348.81</u>	<u>130,741.00</u>	<u>(10,392.19)</u>	<u>261,482.00</u>
Net Ordinary Income	1,349.84	(0.02)	1,349.86	11,805.06	0.00	11,805.06	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	10,066.92	10,066.92	0.00	60,401.50	60,401.50	0.00	120,803.00
Total Other Income	10,066.92	10,066.92	0.00	60,401.50	60,401.50	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	41,904.00	41,904.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,791.67	(1,791.67)	0.00	10,750.00	(10,750.00)	21,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	666.67	(666.67)	0.00	4,000.00	(4,000.00)	8,000.00
7151-S · Irrig Repair & Maint-Maint Free	416.28	416.67	(0.39)	1,215.25	2,500.00	(1,284.75)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	1,247.04	1,247.50	(0.46)	2,495.00
Total 7000-S · Supplemental Lot Expenses	<u>7,608.12</u>	<u>10,066.93</u>	<u>(2,458.81)</u>	<u>44,366.29</u>	<u>60,401.50</u>	<u>(16,035.21)</u>	<u>120,803.00</u>
Total Other Expense	7,608.12	10,066.93	(2,458.81)	44,366.29	60,401.50	(16,035.21)	120,803.00
Net Other Income	2,458.80	(0.01)	2,458.81	16,035.21	0.00	16,035.21	0.00
Net Income	<u><u>3,808.64</u></u>	<u><u>(0.03)</u></u>	<u><u>3,808.67</u></u>	<u><u>27,840.27</u></u>	<u><u>0.00</u></u>	<u><u>27,840.27</u></u>	<u><u>0.00</u></u>