



FINANCIAL REPORTS
July 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.

08/05/20

Wisteria Park HOA Inc

Statement of Assets, Liabilities, & Fund Balance

As of July 31, 2020

	Jul 31, 20
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	109,847.61
1015 · Cadence Oper MM*1509	152,549.86
Total 1010 · Checking	262,397.47
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	246,052.64
Total 1020 · Reserve Accounts	246,052.64
Total Checking/Savings	508,450.11
Accounts Receivable	(5,975.83)
Other Current Assets	
1050 · Prepaid Insurance	729.18
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	464.00
Total Other Current Assets	1,243.18
Total Current Assets	503,717.46
Other Assets	
1140 · Allowance for Bad Debt	(583.34)
Total Other Assets	(583.34)
TOTAL ASSETS	503,134.12
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	2,745.71
Other Current Liabilities	
3015 · Accrued Expense	451.00
3031 · Deferred Assessments	59,561.34
Total Other Current Liabilities	60,012.34
Total Current Liabilities	62,758.05
Long Term Liabilities	
3500 · Reserve Fund	246,052.64
Total Long Term Liabilities	246,052.64
Total Liabilities	308,810.69
Equity	
3990 · Operating Fund Balance	160,104.16
3996 · East side Maint Surplus	(167.81)
Net Income	34,387.08
Total Equity	194,323.43
TOTAL LIABILITIES & EQUITY	503,134.12

08/05/20

Wisteria Park HOA Inc
Profit & Loss Budget Performance
 July 2020

	Jul 20	Budget	\$ Over Budget	Jan - Jul 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	19,713.75	19,706.84	6.91	137,996.25	137,947.84	48.41	236,482.00
5013 · Reserve Assessments	6,250.00	6,250.00	0.00	18,750.00	18,750.00	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	25.00	0.00	25.00	597.31	0.00	597.31	0.00
5050 · Interest	40.54	0.00	40.54	360.80	0.00	360.80	0.00
Total Income	26,029.29	25,956.84	72.45	158,183.16	156,697.84	1,485.32	261,482.00
Gross Profit	26,029.29	25,956.84	72.45	158,183.16	156,697.84	1,485.32	261,482.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,490.00	4,490.00	0.00	31,430.00	31,430.00	0.00	53,880.00
7125 · Landscape-Renew/Replace/Remove	2,609.00	1,250.00	1,359.00	5,301.50	8,750.00	(3,448.50)	15,000.00
7130 · Mulch Common	0.00	416.66	(416.66)	0.00	2,916.66	(2,916.66)	5,000.00
7140 · Palm Tree Trimming	0.00	458.34	(458.34)	0.00	3,208.34	(3,208.34)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	196.26	416.66	(220.40)	2,276.73	2,916.66	(639.93)	5,000.00
7160 · Waterway Maintenance	363.00	366.66	(3.66)	2,541.00	2,566.66	(25.66)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00
Total 7100 · Grounds	7,658.26	7,423.32	234.94	41,549.23	51,963.32	(10,414.09)	89,080.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	2,800.00	2,800.00	0.00	4,800.00
7315 · Pool Repairs	357.09	333.34	23.75	2,323.46	2,333.34	(9.88)	4,000.00
7320 · Cabana/Pool Area Maintenance	150.00	291.66	(141.66)	1,199.08	2,041.66	(842.58)	3,500.00
7335 · Pool Permit	0.00	33.34	(33.34)	375.00	233.34	141.66	400.00
7340 · Common Property Maint & Repair	(3,155.88)	291.66	(3,447.54)	344.24	2,041.66	(1,697.42)	3,500.00
7345 · Pressure Washing	0.00	83.34	(83.34)	0.00	583.34	(583.34)	1,000.00
7350 · Pool Heat	121.52	500.00	(378.48)	4,099.90	3,500.00	599.90	6,000.00
Total 7300 · Amenities Expense	(2,127.27)	1,933.34	(4,060.61)	11,141.68	13,533.34	(2,391.66)	23,200.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	998.65	708.34	290.31	4,781.42	4,958.34	(176.92)	8,500.00
7520 · Electric	340.08	416.66	(76.58)	2,031.39	2,916.66	(885.27)	5,000.00
7530 · Community Bulk Cable Contract	6,462.28	6,375.00	87.28	45,150.40	44,625.00	525.40	76,500.00
Total 7500 · Utilities	7,801.01	7,500.00	301.01	51,963.21	52,500.00	(536.79)	90,000.00

08/05/20

Wisteria Park HOA Inc

Profit & Loss Budget Performance

July 2020

	Jul 20	Budget	\$ Over Budget	Jan - Jul 20	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	729.18	725.75	3.43	5,104.26	5,080.25	24.01	8,709.00
7820 · Legal/Professional	0.00	250.00	(250.00)	230.00	1,750.00	(1,520.00)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	2,400.00	1,750.00	650.00	3,000.00
7830 · Division Fees	0.00	5.16	(5.16)	61.25	36.16	25.09	62.00
7850 · Property Taxes	0.00	41.66	(41.66)	0.00	291.66	(291.66)	500.00
7870 · Management Fee-Common	1,292.16	1,292.16	0.00	9,045.12	9,045.16	(0.04)	15,506.00
7873 · Facility Rental	0.00	35.41	(35.41)	25.00	247.91	(222.91)	425.00
7880 · Office Supplies, Postage, etc.	93.73	150.00	(56.27)	1,102.38	1,050.00	52.38	1,800.00
7885 · Bank Service Charge	20.25	16.66	3.59	194.00	116.66	77.34	200.00
7890 · Bad Debt Expense	83.34	83.34	0.00	583.34	583.34	0.00	1,000.00
Total 7800 · Administration	2,218.66	2,850.14	(631.48)	18,745.35	19,951.14	(1,205.79)	34,202.00
Total 7000 · Disbursements	15,550.66	19,706.80	(4,156.14)	123,399.47	137,947.80	(14,548.33)	236,482.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	6,250.00	6,250.00	0.00	18,750.00	18,750.00	0.00	25,000.00
Total 9000 · Transfer to Reserves	6,250.00	6,250.00	0.00	18,750.00	18,750.00	0.00	25,000.00
Total Expense	21,800.66	25,956.80	(4,156.14)	142,149.47	156,697.80	(14,548.33)	261,482.00
Net Ordinary Income	4,228.63	0.04	4,228.59	16,033.69	0.04	16,033.65	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	10,066.91	10,066.91	0.00	70,468.41	70,468.41	0.00	120,803.00
Total Other Income	10,066.91	10,066.91	0.00	70,468.41	70,468.41	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	48,888.00	48,888.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,791.66	(1,791.66)	0.00	12,541.66	(12,541.66)	21,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	666.66	(666.66)	0.00	4,666.66	(4,666.66)	8,000.00
7151-S · Irrig Repair & Maint-Maint Free	556.89	416.66	140.23	1,772.14	2,916.66	(1,144.52)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.91	(0.07)	1,454.88	1,455.41	(0.53)	2,495.00
Total 7000-S · Supplemental Lot Expenses	7,748.73	10,066.89	(2,318.16)	52,115.02	70,468.39	(18,353.37)	120,803.00
Total Other Expense	7,748.73	10,066.89	(2,318.16)	52,115.02	70,468.39	(18,353.37)	120,803.00
Net Other Income	2,318.18	0.02	2,318.16	18,353.39	0.02	18,353.37	0.00
Net Income	6,546.81	0.06	6,546.75	34,387.08	0.06	34,387.02	0.00