



FINANCIAL REPORTS
September 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.

10/19/20

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

As of September 30, 2020

	Sep 30, 20
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	77,764.18
1015 · Cadence Oper MM*1509	152,588.00
1019 · Due (to)/from Reserves	11,487.50
Total 1010 · Checking	241,839.68
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	242,848.74
1029 · Due (to)/from Operating	(11,487.50)
Total 1020 · Reserve Accounts	231,361.24
Total Checking/Savings	473,200.92
Accounts Receivable	(48,518.87)
Other Current Assets	
1050 · Prepaid Insurance	8,649.80
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	1,347.00
Total Other Current Assets	10,046.80
Total Current Assets	434,728.85
Other Assets	
1140 · Allowance for Bad Debt	(750.00)
Total Other Assets	(750.00)
TOTAL ASSETS	433,978.85
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	12,736.48
Other Current Liabilities	
3015 · Accrued Expense	451.00
Total Other Current Liabilities	451.00
Total Current Liabilities	13,187.48
Long Term Liabilities	
3500 · Reserve Fund	231,361.24
Total Long Term Liabilities	231,361.24
Total Liabilities	244,548.72
Equity	
3990 · Operating Fund Balance	160,104.16
3996 · East side Maint Surplus	(167.81)
Net Income	29,493.78
Total Equity	189,430.13
TOTAL LIABILITIES & EQUITY	433,978.85

10/19/20

Wisteria Park HOA Inc
Profit & Loss Budget Performance
 September 2020

	Sep 20	Budget	\$ Over Budget	Jan - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	19,713.75	19,706.83	6.92	177,423.75	177,361.50	62.25	236,482.00
5013 · Reserve Assessments	0.00	0.00	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	6.96	0.00	6.96	729.27	0.00	729.27	0.00
5050 · Interest	28.02	0.00	28.02	425.57	0.00	425.57	0.00
Total Income	19,748.73	19,706.83	41.90	197,807.39	196,111.50	1,695.89	261,482.00
Gross Profit	19,748.73	19,706.83	41.90	197,807.39	196,111.50	1,695.89	261,482.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,490.00	4,490.00	0.00	40,410.00	40,410.00	0.00	53,880.00
7125 · Landscape-Renew/Replace/Remove	1,400.00	1,250.00	150.00	8,952.12	11,250.00	(2,297.88)	15,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	3,750.00	(3,750.00)	5,000.00
7140 · Palm Tree Trimming	(1,080.00)	458.33	(1,538.33)	4,937.50	4,125.00	812.50	5,500.00
7150 · Irrigation Repairs & Maint-Comm	275.61	416.67	(141.06)	2,907.63	3,750.00	(842.37)	5,000.00
7160 · Waterway Maintenance	373.89	366.67	7.22	3,288.78	3,300.00	(11.22)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	225.00	(225.00)	300.00
Total 7100 · Grounds	5,459.50	7,423.34	(1,963.84)	60,496.03	66,810.00	(6,313.97)	89,080.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	3,600.00	3,600.00	0.00	4,800.00
7315 · Pool Repairs	320.00	333.33	(13.33)	3,054.21	3,000.00	54.21	4,000.00
7320 · Cabana/Pool Area Maintenance	292.49	291.67	0.82	1,902.75	2,625.00	(722.25)	3,500.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.00	300.00	75.00	400.00
7340 · Common Property Maint & Repair	537.31	291.67	245.64	881.55	2,625.00	(1,743.45)	3,500.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	750.00	(750.00)	1,000.00
7350 · Pool Heat	90.49	500.00	(409.51)	4,286.71	4,500.00	(213.29)	6,000.00
Total 7300 · Amenities Expense	1,640.29	1,933.33	(293.04)	14,100.22	17,400.00	(3,299.78)	23,200.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	949.38	708.33	241.05	6,776.30	6,375.00	401.30	8,500.00
7520 · Electric	323.60	416.67	(93.07)	2,689.97	3,750.00	(1,060.03)	5,000.00
7530 · Community Bulk Cable Contract	6,577.26	6,375.00	202.26	58,189.94	57,375.00	814.94	76,500.00
Total 7500 · Utilities	7,850.24	7,500.00	350.24	67,656.21	67,500.00	156.21	90,000.00

10/19/20

Wisteria Park HOA Inc
Profit & Loss Budget Performance
 September 2020

	Sep 20	Budget	\$ Over Budget	Jan - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	786.35	725.75	60.60	6,619.79	6,531.75	88.04	8,709.00
7820 · Legal/Professional	0.00	250.00	(250.00)	230.00	2,250.00	(2,020.00)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	2,400.00	2,250.00	150.00	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	61.25	46.50	14.75	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	375.00	(375.00)	500.00
7870 · Management Fee-Common	1,292.16	1,292.17	(0.01)	11,629.44	11,629.50	(0.06)	15,506.00
7873 · Facility Rental	0.00	35.42	(35.42)	25.00	318.75	(293.75)	425.00
7880 · Office Supplies, Postage, etc.	118.80	150.00	(31.20)	1,522.53	1,350.00	172.53	1,800.00
7885 · Bank Service Charge	7.25	16.67	(9.42)	243.50	150.00	93.50	200.00
7890 · Bad Debt Expense	83.33	83.33	0.00	750.00	750.00	0.00	1,000.00
Total 7800 · Administration	2,287.89	2,850.18	(562.29)	23,481.51	25,651.50	(2,169.99)	34,202.00
Total 7000 · Disbursements	17,237.92	19,706.85	(2,468.93)	165,733.97	177,361.50	(11,627.53)	236,482.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	18,750.00	18,750.00	0.00	25,000.00
Total 9000 · Transfer to Reserves	0.00	0.00	0.00	18,750.00	18,750.00	0.00	25,000.00
Total Expense	17,237.92	19,706.85	(2,468.93)	184,483.97	196,111.50	(11,627.53)	261,482.00
Net Ordinary Income	2,510.81	(0.02)	2,510.83	13,323.42	0.00	13,323.42	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	10,066.92	10,066.92	0.00	90,602.25	90,602.25	0.00	120,803.00
Total Other Income	10,066.92	10,066.92	0.00	90,602.25	90,602.25	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	62,856.00	62,856.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,791.67	(1,791.67)	0.00	16,125.00	(16,125.00)	21,500.00
7141-S · Palm Tree Trimming-Maint Free	(320.00)	666.67	(986.67)	7,000.00	6,000.00	1,000.00	8,000.00
7151-S · Irrig Repair & Maint-Maint Free	436.06	416.67	19.39	2,705.33	3,750.00	(1,044.67)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	1,870.56	1,871.25	(0.69)	2,495.00
Total 7000-S · Supplemental Lot Expenses	7,307.90	10,066.93	(2,759.03)	74,431.89	90,602.25	(16,170.36)	120,803.00
Total Other Expense	7,307.90	10,066.93	(2,759.03)	74,431.89	90,602.25	(16,170.36)	120,803.00
Net Other Income	2,759.02	(0.01)	2,759.03	16,170.36	0.00	16,170.36	0.00
Net Income	5,269.83	(0.03)	5,269.86	29,493.78	0.00	29,493.78	0.00