



**FINANCIAL REPORTS**  
**October 31, 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.**

11/10/20

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

As of October 31, 2020

	Oct 31, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Checking	
1013 · Centennial Oper*4972	97,626.82
1015 · Cadence Oper MM*1509	152,607.39
<b>Total 1010 · Checking</b>	250,234.21
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	237,671.25
<b>Total 1020 · Reserve Accounts</b>	237,671.25
<b>Total Checking/Savings</b>	487,905.46
Accounts Receivable	(693.83)
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	7,863.45
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	7,913.45
<b>Total Current Assets</b>	495,125.08
<b>Other Assets</b>	
1140 · Allowance for Bad Debt	(833.33)
<b>Total Other Assets</b>	(833.33)
<b>TOTAL ASSETS</b>	<b>494,291.75</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	558.34
<b>Other Current Liabilities</b>	
3015 · Accrued Expense	380.00
3031 · Deferred Assessments	59,561.34
<b>Total Other Current Liabilities</b>	59,941.34
<b>Total Current Liabilities</b>	60,499.68
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	237,671.25
<b>Total Long Term Liabilities</b>	237,671.25
<b>Total Liabilities</b>	298,170.93
<b>Equity</b>	
3990 · Operating Fund Balance	160,104.16
3996 · East side Maint Surplus	(167.81)
Net Income	36,184.47
<b>Total Equity</b>	196,120.82
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>494,291.75</b>

11/10/20

**Wisteria Park HOA Inc**  
**Profit & Loss Budget Performance**

October 2020

	Oct 20	Budget	\$ Over Budget	Jan - Oct 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments	19,713.75	19,706.84	6.91	197,137.50	197,068.34	69.16	236,482.00
5013 · Reserve Assessments	6,250.00	6,250.00	0.00	25,000.00	25,000.00	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	729.27	0.00	729.27	0.00
5050 · Interest	38.77	0.00	38.77	464.34	0.00	464.34	0.00
<b>Total Income</b>	26,002.52	25,956.84	45.68	223,809.91	222,068.34	1,741.57	261,482.00
<b>Gross Profit</b>	26,002.52	25,956.84	45.68	223,809.91	222,068.34	1,741.57	261,482.00
<b>Expense</b>							
<b>7000 · Disbursements</b>							
<b>7100 · Grounds</b>							
7110 · Grounds Contract Common Area	4,490.00	4,490.00	0.00	44,900.00	44,900.00	0.00	53,880.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,250.00	(1,250.00)	8,952.12	12,500.00	(3,547.88)	15,000.00
7130 · Mulch Common	0.00	416.66	(416.66)	0.00	4,166.66	(4,166.66)	5,000.00
7140 · Palm Tree Trimming	0.00	458.34	(458.34)	4,937.50	4,583.34	354.16	5,500.00
7150 · Irrigation Repairs & Maint-Comm	120.88	416.66	(295.78)	3,028.51	4,166.66	(1,138.15)	5,000.00
7160 · Waterway Maintenance	373.89	366.66	7.23	3,662.67	3,666.66	(3.99)	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	250.00	(250.00)	300.00
<b>Total 7100 · Grounds</b>	4,984.77	7,423.32	(2,438.55)	65,480.80	74,233.32	(8,752.52)	89,080.00
<b>7300 · Amenities Expense</b>							
7310 · Pool Contract	400.00	400.00	0.00	4,000.00	4,000.00	0.00	4,800.00
7315 · Pool Repairs	0.00	333.34	(333.34)	3,054.21	3,333.34	(279.13)	4,000.00
7320 · Cabana/Pool Area Maintenance	610.00	291.66	318.34	2,512.75	2,916.66	(403.91)	3,500.00
7335 · Pool Permit	0.00	33.34	(33.34)	375.00	333.34	41.66	400.00
7340 · Common Property Maint & Repair	0.00	291.66	(291.66)	881.55	2,916.66	(2,035.11)	3,500.00
7345 · Pressure Washing	0.00	83.34	(83.34)	0.00	833.34	(833.34)	1,000.00
7350 · Pool Heat	120.00	500.00	(380.00)	4,406.71	5,000.00	(593.29)	6,000.00
<b>Total 7300 · Amenities Expense</b>	1,130.00	1,933.34	(803.34)	15,230.22	19,333.34	(4,103.12)	23,200.00
<b>7500 · Utilities</b>							
7510 · Irrigation Water (Reclaimed)	572.75	708.34	(135.59)	7,349.05	7,083.34	265.71	8,500.00
7520 · Electric	312.72	416.66	(103.94)	3,002.69	4,166.66	(1,163.97)	5,000.00
7530 · Community Bulk Cable Contract	6,577.26	6,375.00	202.26	64,767.20	63,750.00	1,017.20	76,500.00
<b>Total 7500 · Utilities</b>	7,462.73	7,500.00	(37.27)	75,118.94	75,000.00	118.94	90,000.00

11/10/20

**Wisteria Park HOA Inc**  
**Profit & Loss Budget Performance**

October 2020

	Oct 20	Budget	\$ Over Budget	Jan - Oct 20	YTD Budget	\$ Over Budget	Annual Budget
<b>7800 · Administration</b>							
7810 · Insurance - Property	786.35	725.75	60.60	7,406.14	7,257.50	148.64	8,709.00
7820 · Legal/Professional	0.00	250.00	(250.00)	230.00	2,500.00	(2,270.00)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	2,400.00	2,500.00	(100.00)	3,000.00
7830 · Division Fees	0.00	5.16	(5.16)	61.25	51.66	9.59	62.00
7850 · Property Taxes	0.00	41.66	(41.66)	0.00	416.66	(416.66)	500.00
7870 · Management Fee-Common	1,292.16	1,292.16	0.00	12,921.60	12,921.66	(0.06)	15,506.00
7873 · Facility Rental	0.00	35.41	(35.41)	25.00	354.16	(329.16)	425.00
7880 · Office Supplies, Postage, etc.	121.35	150.00	(28.65)	1,643.88	1,500.00	143.88	1,800.00
7885 · Bank Service Charge	18.75	16.66	2.09	262.25	166.66	95.59	200.00
7890 · Bad Debt Expense	83.33	83.34	(0.01)	833.33	833.34	(0.01)	1,000.00
<b>Total 7800 · Administration</b>	<b>2,301.94</b>	<b>2,850.14</b>	<b>(548.20)</b>	<b>25,783.45</b>	<b>28,501.64</b>	<b>(2,718.19)</b>	<b>34,202.00</b>
<b>Total 7000 · Disbursements</b>	<b>15,879.44</b>	<b>19,706.80</b>	<b>(3,827.36)</b>	<b>181,613.41</b>	<b>197,068.30</b>	<b>(15,454.89)</b>	<b>236,482.00</b>
<b>9000 · Transfer to Reserves</b>							
9001 · Transfer to Reserves	6,250.00	6,250.00	0.00	25,000.00	25,000.00	0.00	25,000.00
<b>Total 9000 · Transfer to Reserves</b>	<b>6,250.00</b>	<b>6,250.00</b>	<b>0.00</b>	<b>25,000.00</b>	<b>25,000.00</b>	<b>0.00</b>	<b>25,000.00</b>
<b>Total Expense</b>	<b>22,129.44</b>	<b>25,956.80</b>	<b>(3,827.36)</b>	<b>206,613.41</b>	<b>222,068.30</b>	<b>(15,454.89)</b>	<b>261,482.00</b>
<b>Net Ordinary Income</b>	<b>3,873.08</b>	<b>0.04</b>	<b>3,873.04</b>	<b>17,196.50</b>	<b>0.04</b>	<b>17,196.46</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
5011 · Supplemental Lot Assessments	10,066.91	10,066.91	0.00	100,669.16	100,669.16	0.00	120,803.00
<b>Total Other Income</b>	<b>10,066.91</b>	<b>10,066.91</b>	<b>0.00</b>	<b>100,669.16</b>	<b>100,669.16</b>	<b>0.00</b>	<b>120,803.00</b>
<b>Other Expense</b>							
<b>7000-S · Supplemental Lot Expenses</b>							
7111-S · Grounds Contract - Maint Free	6,984.00	6,984.00	0.00	69,840.00	69,840.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,791.66	(1,791.66)	0.00	17,916.66	(17,916.66)	21,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	666.66	(666.66)	7,000.00	6,666.66	333.34	8,000.00
7151-S · Irrig Repair & Maint-Maint Free	57.46	416.66	(359.20)	2,762.79	4,166.66	(1,403.87)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.91	(0.07)	2,078.40	2,079.16	(0.76)	2,495.00
<b>Total 7000-S · Supplemental Lot Expenses</b>	<b>7,249.30</b>	<b>10,066.89</b>	<b>(2,817.59)</b>	<b>81,681.19</b>	<b>100,669.14</b>	<b>(18,987.95)</b>	<b>120,803.00</b>
<b>Total Other Expense</b>	<b>7,249.30</b>	<b>10,066.89</b>	<b>(2,817.59)</b>	<b>81,681.19</b>	<b>100,669.14</b>	<b>(18,987.95)</b>	<b>120,803.00</b>
<b>Net Other Income</b>	<b>2,817.61</b>	<b>0.02</b>	<b>2,817.59</b>	<b>18,987.97</b>	<b>0.02</b>	<b>18,987.95</b>	<b>0.00</b>
<b>Net Income</b>	<b>6,690.69</b>	<b>0.06</b>	<b>6,690.63</b>	<b>36,184.47</b>	<b>0.06</b>	<b>36,184.41</b>	<b>0.00</b>