



**FINANCIAL REPORTS**  
**November 30, 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.**

12/07/20

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

As of November 30, 2020

	Nov 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>1010 · Checking</b>	
1013 · Centennial Oper*4972	85,352.22
1015 · Cadence Oper MM*1509	152,626.15
<b>Total 1010 · Checking</b>	237,978.37
<b>1020 · Reserve Accounts</b>	
1022 · Centennial Res MM*4980	179,809.91
<b>Total 1020 · Reserve Accounts</b>	179,809.91
<b>Total Checking/Savings</b>	417,788.28
<b>Accounts Receivable</b>	(15,747.06)
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	7,077.10
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	7,127.10
<b>Total Current Assets</b>	409,168.32
<b>Other Assets</b>	
1140 · Allowance for Bad Debt	(916.66)
<b>Total Other Assets</b>	(916.66)
<b>TOTAL ASSETS</b>	<b>408,251.66</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	1,260.53
<b>Other Current Liabilities</b>	
3015 · Accrued Expense	380.00
3031 · Deferred Assessments	29,780.67
<b>Total Other Current Liabilities</b>	30,160.67
<b>Total Current Liabilities</b>	31,421.20
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	179,809.91
<b>Total Long Term Liabilities</b>	179,809.91
<b>Total Liabilities</b>	211,231.11
<b>Equity</b>	
3990 · Operating Fund Balance	160,104.16
3996 · East side Maint Surplus	(167.81)
Net Income	37,084.20
<b>Total Equity</b>	197,020.55
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>408,251.66</b>

12/07/20

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

November 2020

	Nov 20	Budget	\$ Over Budget	Jan - Nov 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments	19,713.75	19,706.83	6.92	216,851.25	216,775.17	76.08	236,482.00
5013 · Reserve Assessments	0.00	0.00	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	269.77	0.00	269.77	999.04	0.00	999.04	0.00
5050 · Interest	37.24	0.00	37.24	501.58	0.00	501.58	0.00
<b>Total Income</b>	20,020.76	19,706.83	313.93	243,830.67	241,775.17	2,055.50	261,482.00
<b>Gross Profit</b>	20,020.76	19,706.83	313.93	243,830.67	241,775.17	2,055.50	261,482.00
<b>Expense</b>							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,490.00	4,490.00	0.00	49,390.00	49,390.00	0.00	53,880.00
7125 · Landscape-Renew/Replace/Remove	4,725.00	1,250.00	3,475.00	13,677.12	13,750.00	(72.88)	15,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	4,583.33	(4,583.33)	5,000.00
7140 · Palm Tree Trimming	0.00	458.33	(458.33)	4,937.50	5,041.67	(104.17)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	41.98	416.67	(374.69)	3,070.49	4,583.33	(1,512.84)	5,000.00
7160 · Waterway Maintenance	373.89	366.67	7.22	4,036.56	4,033.33	3.23	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	275.00	(275.00)	300.00
<b>Total 7100 · Grounds</b>	9,630.87	7,423.34	2,207.53	75,111.67	81,656.66	(6,544.99)	89,080.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	4,400.00	4,400.00	0.00	4,800.00
7315 · Pool Repairs	622.29	333.33	288.96	3,676.50	3,666.67	9.83	4,000.00
7320 · Cabana/Pool Area Maintenance	380.00	291.67	88.33	2,892.75	3,208.33	(315.58)	3,500.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.00	366.67	8.33	400.00
7340 · Common Property Maint & Repair	375.59	291.67	83.92	1,257.14	3,208.33	(1,951.19)	3,500.00
7345 · Pressure Washing	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
7350 · Pool Heat	138.35	500.00	(361.65)	4,545.06	5,500.00	(954.94)	6,000.00
<b>Total 7300 · Amenities Expense</b>	1,916.23	1,933.33	(17.10)	17,146.45	21,266.67	(4,120.22)	23,200.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	737.34	708.33	29.01	8,086.39	7,791.67	294.72	8,500.00
7520 · Electric	301.70	416.67	(114.97)	3,304.39	4,583.33	(1,278.94)	5,000.00
7530 · Community Bulk Cable Contract	6,577.26	6,375.00	202.26	71,344.46	70,125.00	1,219.46	76,500.00
<b>Total 7500 · Utilities</b>	7,616.30	7,500.00	116.30	82,735.24	82,500.00	235.24	90,000.00

12/07/20

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

November 2020

	Nov 20	Budget	\$ Over Budget	Jan - Nov 20	YTD Budget	\$ Over Budget	Annual Budget
<b>7800 · Administration</b>							
7810 · Insurance - Property	786.35	725.75	60.60	8,192.49	7,983.25	209.24	8,709.00
7820 · Legal/Professional	0.00	250.00	(250.00)	230.00	2,750.00	(2,520.00)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	2,400.00	2,750.00	(350.00)	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	61.25	56.83	4.42	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
7870 · Management Fee-Common	1,292.16	1,292.17	(0.01)	14,213.76	14,213.83	(0.07)	15,506.00
7873 · Facility Rental	0.00	35.42	(35.42)	25.00	389.58	(364.58)	425.00
7880 · Office Supplies, Postage, etc.	586.38	150.00	436.38	2,230.26	1,650.00	580.26	1,800.00
7885 · Bank Service Charge	28.25	16.67	11.58	290.50	183.33	107.17	200.00
7890 · Bad Debt Expense	83.33	83.33	0.00	916.66	916.67	(0.01)	1,000.00
<b>Total 7800 · Administration</b>	<u>2,776.47</u>	<u>2,850.18</u>	<u>(73.71)</u>	<u>28,559.92</u>	<u>31,351.82</u>	<u>(2,791.90)</u>	<u>34,202.00</u>
<b>Total 7000 · Disbursements</b>	21,939.87	19,706.85	2,233.02	203,553.28	216,775.15	(13,221.87)	236,482.00
<b>9000 · Transfer to Reserves</b>							
9001 · Transfer to Reserves	0.00	0.00	0.00	25,000.00	25,000.00	0.00	25,000.00
<b>Total 9000 · Transfer to Reserves</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>25,000.00</u>	<u>25,000.00</u>	<u>0.00</u>	<u>25,000.00</u>
<b>Total Expense</b>	<u>21,939.87</u>	<u>19,706.85</u>	<u>2,233.02</u>	<u>228,553.28</u>	<u>241,775.15</u>	<u>(13,221.87)</u>	<u>261,482.00</u>
<b>Net Ordinary Income</b>	(1,919.11)	(0.02)	(1,919.09)	15,277.39	0.02	15,277.37	0.00
<b>Other Income/Expense</b>							
<b>Other Income</b>							
5011 · Supplemental Lot Assessments	10,066.92	10,066.92	0.00	110,736.08	110,736.08	0.00	120,803.00
<b>Total Other Income</b>	10,066.92	10,066.92	0.00	110,736.08	110,736.08	0.00	120,803.00
<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	76,824.00	76,824.00	0.00	83,808.00
7131-S · Mulch Maint Free	0.00	1,791.67	(1,791.67)	0.00	19,708.33	(19,708.33)	21,500.00
7141-S · Palm Tree Trimming-Maint Free	0.00	666.67	(666.67)	7,000.00	7,333.33	(333.33)	8,000.00
7151-S · Irrig Repair & Maint-Maint Free	56.24	416.67	(360.43)	2,819.03	4,583.33	(1,764.30)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	2,286.24	2,287.08	(0.84)	2,495.00
<b>Total 7000-S · Supplemental Lot Expenses</b>	<u>7,248.08</u>	<u>10,066.93</u>	<u>(2,818.85)</u>	<u>88,929.27</u>	<u>110,736.07</u>	<u>(21,806.80)</u>	<u>120,803.00</u>
<b>Total Other Expense</b>	7,248.08	10,066.93	(2,818.85)	88,929.27	110,736.07	(21,806.80)	120,803.00
<b>Net Other Income</b>	2,818.84	(0.01)	2,818.85	21,806.81	0.01	21,806.80	0.00
<b>Net Income</b>	<u><u>899.73</u></u>	<u><u>(0.03)</u></u>	<u><u>899.76</u></u>	<u><u>37,084.20</u></u>	<u><u>0.03</u></u>	<u><u>37,084.17</u></u>	<u><u>0.00</u></u>