



FINANCIAL REPORTS
December 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.

02/01/21

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

As of December 31, 2020

	Dec 31, 20
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	159,589.65
1015 · Cadence Oper MM*1509	152,643.25
1019 · Due (to)/from Reserves	1,007.45
Total 1010 · Checking	313,240.35
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	162,137.86
1029 · Due (to)/from Operating	(1,007.45)
Total 1020 · Reserve Accounts	161,130.41
Total Checking/Savings	474,370.76
Accounts Receivable	(60,319.86)
Other Current Assets	
1050 · Prepaid Insurance	6,290.75
1055 · Prepaid Expenses	200.00
1210 · Utility Deposits	50.00
Total Other Current Assets	6,540.75
Total Current Assets	420,591.65
Other Assets	
1140 · Allowance for Bad Debt	(1,000.00)
Total Other Assets	(1,000.00)
TOTAL ASSETS	419,591.65
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	86,550.26
Total Current Liabilities	86,550.26
Long Term Liabilities	
3500 · Reserve Fund	161,130.41
Total Long Term Liabilities	161,130.41
Total Liabilities	247,680.67
Equity	
3990 · Operating Fund Balance	160,104.16
3996 · East side Maint Surplus	(167.81)
Net Income	11,974.63
Total Equity	171,910.98
TOTAL LIABILITIES & EQUITY	419,591.65

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

December 2020

	<u>Dec 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
5010 · Assessments	19,713.75	19,706.83	6.92	236,565.00	236,482.00	83.00	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	13.25	0.00	13.25	1,012.29	0.00	1,012.29	0.00
5050 · Interest	43.47	0.00	43.47	545.05	0.00	545.05	0.00
Total Income	<u>19,770.47</u>	<u>19,706.83</u>	<u>63.64</u>	<u>263,601.14</u>	<u>261,482.00</u>	<u>2,119.14</u>	<u>261,482.00</u>
Gross Profit	19,770.47	19,706.83	63.64	263,601.14	261,482.00	2,119.14	261,482.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,490.00	4,490.00	0.00	53,880.00	53,880.00	0.00	53,880.00
7125 · Landscape-Renew/Replace/Remove	2,100.00	1,250.00	850.00	15,777.12	15,000.00	777.12	15,000.00
7130 · Mulch Common	3,819.81	416.67	3,403.14	3,819.81	5,000.00	(1,180.19)	5,000.00
7140 · Palm Tree Trimming	0.00	458.33	(458.33)	4,937.50	5,500.00	(562.50)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	61.78	416.67	(354.89)	3,132.27	5,000.00	(1,867.73)	5,000.00
7160 · Waterway Maintenance	373.89	366.67	7.22	4,410.45	4,400.00	10.45	4,400.00
7165 · Wetland Monitor	0.00	25.00	(25.00)	0.00	300.00	(300.00)	300.00
Total 7100 · Grounds	<u>10,845.48</u>	<u>7,423.34</u>	<u>3,422.14</u>	<u>85,957.15</u>	<u>89,080.00</u>	<u>(3,122.85)</u>	<u>89,080.00</u>
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	4,800.00	4,800.00	0.00	4,800.00
7315 · Pool Repairs	12.48	333.33	(320.85)	3,688.98	4,000.00	(311.02)	4,000.00
7320 · Cabana/Pool Area Maintenance	380.00	291.67	88.33	3,272.75	3,500.00	(227.25)	3,500.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.00	400.00	(25.00)	400.00
7340 · Common Property Maint & Repair	248.67	291.67	(43.00)	1,505.81	3,500.00	(1,994.19)	3,500.00
7345 · Pressure Washing	5,530.00	83.33	5,446.67	5,530.00	1,000.00	4,530.00	1,000.00
7350 · Pool Heat	392.32	500.00	(107.68)	4,937.38	6,000.00	(1,062.62)	6,000.00
Total 7300 · Amenities Expense	<u>6,963.47</u>	<u>1,933.33</u>	<u>5,030.14</u>	<u>24,109.92</u>	<u>23,200.00</u>	<u>909.92</u>	<u>23,200.00</u>
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	911.18	708.33	202.85	8,997.57	8,500.00	497.57	8,500.00
7520 · Electric	301.70	416.67	(114.97)	3,606.09	5,000.00	(1,393.91)	5,000.00
7530 · Community Bulk Cable Contract	6,577.26	6,375.00	202.26	77,921.72	76,500.00	1,421.72	76,500.00
Total 7500 · Utilities	<u>7,790.14</u>	<u>7,500.00</u>	<u>290.14</u>	<u>90,525.38</u>	<u>90,000.00</u>	<u>525.38</u>	<u>90,000.00</u>

02/01/21

Wisteria Park HOA Inc
Profit & Loss Budget Performance

December 2020

	Dec 20	Budget	\$ Over Budget	Jan - Dec 20	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	786.35	725.75	60.60	8,978.84	8,709.00	269.84	8,709.00
7820 · Legal/Professional	0.00	250.00	(250.00)	230.00	3,000.00	(2,770.00)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	2,400.00	3,000.00	(600.00)	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	61.25	62.00	(0.75)	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
7870 · Management Fee-Common	1,292.16	1,292.17	(0.01)	15,505.92	15,506.00	(0.08)	15,506.00
7873 · Facility Rental	0.00	35.42	(35.42)	25.00	425.00	(400.00)	425.00
7880 · Office Supplies, Postage, etc.	365.59	150.00	215.59	2,595.85	1,800.00	795.85	1,800.00
7885 · Bank Service Charge	12.85	16.67	(3.82)	303.35	200.00	103.35	200.00
7890 · Bad Debt Expense	83.34	83.33	0.01	1,000.00	1,000.00	0.00	1,000.00
Total 7800 · Administration	2,540.29	2,850.18	(309.89)	31,100.21	34,202.00	(3,101.79)	34,202.00
Total 7000 · Disbursements	28,139.38	19,706.85	8,432.53	231,692.66	236,482.00	(4,789.34)	236,482.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	25,000.00	25,000.00	0.00	25,000.00
Total 9000 · Transfer to Reserves	0.00	0.00	0.00	25,000.00	25,000.00	0.00	25,000.00
Total Expense	28,139.38	19,706.85	8,432.53	256,692.66	261,482.00	(4,789.34)	261,482.00
Net Ordinary Income	(8,368.91)	(0.02)	(8,368.89)	6,908.48	0.00	6,908.48	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	10,066.92	10,066.92	0.00	120,803.00	120,803.00	0.00	120,803.00
Total Other Income	10,066.92	10,066.92	0.00	120,803.00	120,803.00	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	83,808.00	83,808.00	0.00	83,808.00
7131-S · Mulch Maint Free	17,234.60	1,791.67	15,442.93	17,234.60	21,500.00	(4,265.40)	21,500.00
7141-S · Palm Tree Trimming-Maint Free	2,300.00	666.67	1,633.33	9,300.00	8,000.00	1,300.00	8,000.00
7151-S · Irrig Repair & Maint-Maint Free	81.14	416.67	(335.53)	2,900.17	5,000.00	(2,099.83)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	2,494.08	2,495.00	(0.92)	2,495.00
Total 7000-S · Supplemental Lot Expenses	26,807.58	10,066.93	16,740.65	115,736.85	120,803.00	(5,066.15)	120,803.00
Total Other Expense	26,807.58	10,066.93	16,740.65	115,736.85	120,803.00	(5,066.15)	120,803.00
Net Other Income	(16,740.66)	(0.01)	(16,740.65)	5,066.15	0.00	5,066.15	0.00
Net Income	(25,109.57)	(0.03)	(25,109.54)	11,974.63	0.00	11,974.63	0.00