



FINANCIAL REPORTS
January 31, 2021

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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.

02/15/21

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

As of January 31, 2021

	Jan 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	173,485.02
1015 · Cadence Oper MM*1509	152,656.21
1019 · Due (to)/from Reserves	2,853.25
Total 1010 · Checking	328,994.48
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	165,444.26
1029 · Due (to)/from Operating	(2,853.25)
Total 1020 · Reserve Accounts	162,591.01
Total Checking/Savings	491,585.49
Accounts Receivable	(18,229.11)
Other Current Assets	
1050 · Prepaid Insurance	5,504.40
1210 · Utility Deposits	50.00
Total Other Current Assets	5,554.40
Total Current Assets	478,910.78
Other Assets	
1140 · Allowance for Bad Debt	(1,083.34)
Total Other Assets	(1,083.34)
TOTAL ASSETS	477,827.44
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	77,918.64
Other Current Liabilities	
3015 · Accrued Expense	380.00
3031 · Deferred Assessments	60,588.00
Total Other Current Liabilities	60,968.00
Total Current Liabilities	138,886.64
Long Term Liabilities	
3500 · Reserve Fund	162,591.01
Total Long Term Liabilities	162,591.01
Total Liabilities	301,477.65
Equity	
3900 · Retained Earnings	11,974.63
3990 · Operating Fund Balance	160,104.16
3996 · East side Maint Surplus	(167.81)
Net Income	4,438.81
Total Equity	176,349.79
TOTAL LIABILITIES & EQUITY	477,827.44

02/15/21

Wisteria Park HOA Inc
Profit & Loss Budget Performance

January 2021

	Jan 21	Budget	\$ Over Budget	Jan 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	20,718.75	20,708.16	10.59	20,718.75	20,708.16	10.59	248,498.00
5013 · Reserve Assessments	7,500.00	7,500.00	0.00	7,500.00	7,500.00	0.00	30,000.00
5045 · Late Fee Income	57.40	0.00	57.40	57.40	0.00	57.40	0.00
5050 · Interest	44.01	0.00	44.01	44.01	0.00	44.01	0.00
Total Income	28,320.16	28,208.16	112.00	28,320.16	28,208.16	112.00	278,498.00
Gross Profit	28,320.16	28,208.16	112.00	28,320.16	28,208.16	112.00	278,498.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,290.00	4,290.00	0.00	4,290.00	4,290.00	0.00	51,480.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,666.66	(1,666.66)	0.00	1,666.66	(1,666.66)	20,000.00
7130 · Mulch Common	0.00	416.66	(416.66)	0.00	416.66	(416.66)	5,000.00
7140 · Palm Tree Trimming	0.00	458.34	(458.34)	0.00	458.34	(458.34)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	0.00	416.66	(416.66)	0.00	416.66	(416.66)	5,000.00
7160 · Waterway Maintenance	373.89	375.00	(1.11)	373.89	375.00	(1.11)	4,500.00
Total 7100 · Grounds	4,663.89	7,623.32	(2,959.43)	4,663.89	7,623.32	(2,959.43)	91,480.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	400.00	400.00	0.00	4,800.00
7315 · Pool Repairs	0.00	333.34	(333.34)	0.00	333.34	(333.34)	4,000.00
7320 · Cabana/Pool Area Maintenance	800.39	416.63	383.76	800.39	416.63	383.76	5,000.00
7335 · Pool Permit	0.00	31.25	(31.25)	0.00	31.25	(31.25)	375.00
7340 · Common Property Maint & Repair	675.00	250.00	425.00	675.00	250.00	425.00	3,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7350 · Pool Heat	1,117.96	500.00	617.96	1,117.96	500.00	617.96	6,000.00
Total 7300 · Amenities Expense	2,993.35	2,181.22	812.13	2,993.35	2,181.22	812.13	26,175.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,362.52	708.34	654.18	1,362.52	708.34	654.18	8,500.00
7520 · Electric	296.25	375.00	(78.75)	296.25	375.00	(78.75)	4,500.00
7530 · Community Bulk Cable Contract	6,905.30	6,916.66	(11.36)	6,905.30	6,916.66	(11.36)	83,000.00
Total 7500 · Utilities	8,564.07	8,000.00	564.07	8,564.07	8,000.00	564.07	96,000.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 January 2021

	Jan 21	Budget	\$ Over Budget	Jan 21	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	786.35	750.00	36.35	786.35	750.00	36.35	9,000.00
7820 · Legal/Professional	439.00	250.00	189.00	439.00	250.00	189.00	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7830 · Division Fees	0.00	5.16	(5.16)	0.00	5.16	(5.16)	62.00
7850 · Property Taxes	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00
7870 · Management Fee-Common	1,292.16	1,292.16	0.00	1,292.16	1,292.16	0.00	15,506.00
7873 · Facility Rental	0.00	35.41	(35.41)	0.00	35.41	(35.41)	425.00
7880 · Office Supplies, Postage, etc.	127.25	166.66	(39.41)	127.25	166.66	(39.41)	2,000.00
7885 · Bank Service Charge	15.35	29.16	(13.81)	15.35	29.16	(13.81)	350.00
7890 · Bad Debt Expense	83.34	83.34	0.00	83.34	83.34	0.00	1,000.00
Total 7800 · Administration	2,743.45	2,903.55	(160.10)	2,743.45	2,903.55	(160.10)	34,843.00
Total 7000 · Disbursements	18,964.76	20,708.09	(1,743.33)	18,964.76	20,708.09	(1,743.33)	248,498.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	7,500.00	7,500.00	0.00	7,500.00	7,500.00	0.00	30,000.00
Total 9000 · Transfer to Reserves	7,500.00	7,500.00	0.00	7,500.00	7,500.00	0.00	30,000.00
Total Expense	26,464.76	28,208.09	(1,743.33)	26,464.76	28,208.09	(1,743.33)	278,498.00
Net Ordinary Income	1,855.40	0.07	1,855.33	1,855.40	0.07	1,855.33	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	9,575.25	9,575.25	0.00	9,575.25	9,575.25	0.00	114,903.00
Total Other Income	9,575.25	9,575.25	0.00	9,575.25	9,575.25	0.00	114,903.00
Other Expense							
7000-S · Supplemental Lot Expenses							
7111-S · Grounds Contract - Maint Free	6,784.00	6,784.00	0.00	6,784.00	6,784.00	0.00	81,408.00
7131-S · Mulch Maint Free	0.00	1,666.66	(1,666.66)	0.00	1,666.66	(1,666.66)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	0.00	416.66	(416.66)	0.00	416.66	(416.66)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.91	(0.07)	207.84	207.91	(0.07)	2,495.00
Total 7000-S · Supplemental Lot Expenses	6,991.84	9,575.23	(2,583.39)	6,991.84	9,575.23	(2,583.39)	114,903.00
Total Other Expense	6,991.84	9,575.23	(2,583.39)	6,991.84	9,575.23	(2,583.39)	114,903.00
Net Other Income	2,583.41	0.02	2,583.39	2,583.41	0.02	2,583.39	0.00
Net Income	4,438.81	0.09	4,438.72	4,438.81	0.09	4,438.72	0.00