



**FINANCIAL REPORTS**  
**February 28, 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.**

03/15/21

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

As of February 28, 2021

	Feb 28, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Checking	
1013 · Centennial Oper*4972	147,510.17
1015 · Cadence Oper MM*1509	152,667.92
<b>Total 1010 · Checking</b>	300,178.09
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	162,615.97
<b>Total 1020 · Reserve Accounts</b>	162,615.97
<b>Total Checking/Savings</b>	462,794.06
<b>Accounts Receivable</b>	(20,548.36)
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	4,718.05
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	4,768.05
<b>Total Current Assets</b>	447,013.75
<b>Other Assets</b>	
1140 · Allowance for Bad Debt	(1,166.67)
<b>Total Other Assets</b>	(1,166.67)
<b>TOTAL ASSETS</b>	<b>445,847.08</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	70,438.55
<b>Other Current Liabilities</b>	
3031 · Deferred Assessments	30,294.00
<b>Total Other Current Liabilities</b>	30,294.00
<b>Total Current Liabilities</b>	100,732.55
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	162,615.97
<b>Total Long Term Liabilities</b>	162,615.97
<b>Total Liabilities</b>	263,348.52
<b>Equity</b>	
3900 · Retained Earnings	11,974.63
3990 · Operating Fund Balance	160,104.16
3996 · East side Maint Surplus	(167.81)
Net Income	10,587.58
<b>Total Equity</b>	182,498.56
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>445,847.08</b>

03/15/21

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

February 2021

	Feb 21	Budget	\$ Over Budget	Jan - Feb 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments	20,718.75	20,708.17	10.58	41,437.50	41,416.33	21.17	248,498.00
5013 · Reserve Assessments	0.00	0.00	0.00	7,500.00	7,500.00	0.00	30,000.00
5045 · Late Fee Income	174.50	0.00	174.50	231.90	0.00	231.90	0.00
5050 · Interest	30.26	0.00	30.26	74.27	0.00	74.27	0.00
<b>Total Income</b>	20,923.51	20,708.17	215.34	49,243.67	48,916.33	327.34	278,498.00
<b>Gross Profit</b>	20,923.51	20,708.17	215.34	49,243.67	48,916.33	327.34	278,498.00
<b>Expense</b>							
<b>7000 · Disbursements</b>							
<b>7100 · Grounds</b>							
7110 · Grounds Contract Common Area	4,290.00	4,290.00	0.00	8,580.00	8,580.00	0.00	51,480.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,666.67	(1,666.67)	0.00	3,333.33	(3,333.33)	20,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	833.33	(833.33)	5,000.00
7140 · Palm Tree Trimming	0.00	458.33	(458.33)	0.00	916.67	(916.67)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	197.52	416.67	(219.15)	197.52	833.33	(635.81)	5,000.00
7160 · Waterway Maintenance	373.89	375.00	(1.11)	747.78	750.00	(2.22)	4,500.00
<b>Total 7100 · Grounds</b>	4,861.41	7,623.34	(2,761.93)	9,525.30	15,246.66	(5,721.36)	91,480.00
<b>7300 · Amenities Expense</b>							
7310 · Pool Contract	400.00	400.00	0.00	800.00	800.00	0.00	4,800.00
7315 · Pool Repairs	420.39	333.33	87.06	420.39	666.67	(246.28)	4,000.00
7320 · Cabana/Pool Area Maintenance	79.61	416.67	(337.06)	880.00	833.30	46.70	5,000.00
7335 · Pool Permit	0.00	31.25	(31.25)	0.00	62.50	(62.50)	375.00
7340 · Common Property Maint & Repair	0.00	250.00	(250.00)	675.00	500.00	175.00	3,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
7350 · Pool Heat	917.05	500.00	417.05	2,035.01	1,000.00	1,035.01	6,000.00
<b>Total 7300 · Amenities Expense</b>	1,817.05	2,181.25	(364.20)	4,810.40	4,362.47	447.93	26,175.00
<b>7500 · Utilities</b>							
7510 · Irrigation Water (Reclaimed)	1,097.70	708.33	389.37	2,460.22	1,416.67	1,043.55	8,500.00
7520 · Electric	326.05	375.00	(48.95)	622.30	750.00	(127.70)	4,500.00
7530 · Community Bulk Cable Contract	6,905.30	6,916.67	(11.37)	13,810.60	13,833.33	(22.73)	83,000.00
<b>Total 7500 · Utilities</b>	8,329.05	8,000.00	329.05	16,893.12	16,000.00	893.12	96,000.00

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

February 2021

	Feb 21	Budget	\$ Over Budget	Jan - Feb 21	YTD Budget	\$ Over Budget	Annual Budget
<b>7800 · Administration</b>							
7810 · Insurance - Property	786.35	750.00	36.35	1,572.70	1,500.00	72.70	9,000.00
7820 · Legal/Professional	0.00	250.00	(250.00)	439.00	500.00	(61.00)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
7830 · Division Fees	61.25	5.17	56.08	61.25	10.33	50.92	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	83.33	(83.33)	500.00
7870 · Management Fee-Common	1,292.16	1,292.17	(0.01)	2,584.32	2,584.33	(0.01)	15,506.00
7873 · Facility Rental	0.00	35.42	(35.42)	0.00	70.83	(70.83)	425.00
7880 · Office Supplies, Postage, etc.	115.70	166.67	(50.97)	242.95	333.33	(90.38)	2,000.00
7885 · Bank Service Charge	11.85	29.17	(17.32)	27.20	58.33	(31.13)	350.00
7890 · Bad Debt Expense	83.33	83.33	0.00	166.67	166.67	0.00	1,000.00
<b>Total 7800 · Administration</b>	<u>2,350.64</u>	<u>2,903.60</u>	<u>(552.96)</u>	<u>5,094.09</u>	<u>5,807.15</u>	<u>(713.06)</u>	<u>34,843.00</u>
<b>Total 7000 · Disbursements</b>	17,358.15	20,708.19	(3,350.04)	36,322.91	41,416.28	(5,093.37)	248,498.00
<b>9000 · Transfer to Reserves</b>							
9001 · Transfer to Reserves	0.00	0.00	0.00	7,500.00	7,500.00	0.00	30,000.00
<b>Total 9000 · Transfer to Reserves</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>7,500.00</u>	<u>7,500.00</u>	<u>0.00</u>	<u>30,000.00</u>
<b>Total Expense</b>	<u>17,358.15</u>	<u>20,708.19</u>	<u>(3,350.04)</u>	<u>43,822.91</u>	<u>48,916.28</u>	<u>(5,093.37)</u>	<u>278,498.00</u>
<b>Net Ordinary Income</b>	3,565.36	(0.02)	3,565.38	5,420.76	0.05	5,420.71	0.00
<b>Other Income/Expense</b>							
<b>Other Income</b>							
5011 · Supplemental Lot Assessments	9,575.25	9,575.25	0.00	19,150.50	19,150.50	0.00	114,903.00
<b>Total Other Income</b>	<u>9,575.25</u>	<u>9,575.25</u>	<u>0.00</u>	<u>19,150.50</u>	<u>19,150.50</u>	<u>0.00</u>	<u>114,903.00</u>
<b>Other Expense</b>							
<b>7000-S · Supplemental Lot Expenses</b>							
7111-S · Grounds Contract - Maint Free	6,784.00	6,784.00	0.00	13,568.00	13,568.00	0.00	81,408.00
7131-S · Mulch Maint Free	0.00	1,666.67	(1,666.67)	0.00	3,333.33	(3,333.33)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	0.00	416.67	(416.67)	0.00	833.33	(833.33)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	415.68	415.83	(0.15)	2,495.00
<b>Total 7000-S · Supplemental Lot Expenses</b>	<u>6,991.84</u>	<u>9,575.26</u>	<u>(2,583.42)</u>	<u>13,983.68</u>	<u>19,150.49</u>	<u>(5,166.81)</u>	<u>114,903.00</u>
<b>Total Other Expense</b>	<u>6,991.84</u>	<u>9,575.26</u>	<u>(2,583.42)</u>	<u>13,983.68</u>	<u>19,150.49</u>	<u>(5,166.81)</u>	<u>114,903.00</u>
<b>Net Other Income</b>	<u>2,583.41</u>	<u>(0.01)</u>	<u>2,583.42</u>	<u>5,166.82</u>	<u>0.01</u>	<u>5,166.81</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>6,148.77</u></u>	<u><u>(0.03)</u></u>	<u><u>6,148.80</u></u>	<u><u>10,587.58</u></u>	<u><u>0.06</u></u>	<u><u>10,587.52</u></u>	<u><u>0.00</u></u>