



FINANCIAL REPORTS
March 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.

04/18/21

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance
As of March 31, 2021

	Mar 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	99,901.29
1015 · Cadence Oper MM*1509	152,680.89
Total 1010 · Checking	252,582.18
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	161,210.87
Total 1020 · Reserve Accounts	161,210.87
Total Checking/Savings	413,793.05
Accounts Receivable	(55,359.14)
Other Current Assets	
1050 · Prepaid Insurance	3,931.70
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	500.96
Total Other Current Assets	4,482.66
Total Current Assets	362,916.57
Other Assets	
1140 · Allowance for Bad Debt	(1,250.00)
Total Other Assets	(1,250.00)
TOTAL ASSETS	361,666.57
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	15,308.94
Total Current Liabilities	15,308.94
Long Term Liabilities	
3500 · Reserve Fund	161,210.87
Total Long Term Liabilities	161,210.87
Total Liabilities	176,519.81
Equity	
3900 · Retained Earnings	11,974.63
3990 · Operating Fund Balance	160,104.16
3996 · East side Maint Surplus	(167.81)
Net Income	13,235.78
Total Equity	185,146.76
TOTAL LIABILITIES & EQUITY	361,666.57

04/18/21

Wisteria Park HOA Inc
Profit & Loss Budget Performance

March 2021

	Mar 21	Budget	\$ Over Budget	Jan - Mar 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	20,718.75	20,708.17	10.58	62,156.25	62,124.50	31.75	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	0.00	0.00	0.00	231.90	0.00	231.90	0.00
5050 · Interest	23.87	0.00	23.87	98.14	0.00	98.14	0.00
Total Income	20,742.62	20,708.17	34.45	69,986.29	69,624.50	361.79	278,498.00
Gross Profit	20,742.62	20,708.17	34.45	69,986.29	69,624.50	361.79	278,498.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,290.00	4,290.00	0.00	12,870.00	12,870.00	0.00	51,480.00
7125 · Landscape-Renew/Replace/Remove	2,409.23	1,666.67	742.56	2,409.23	5,000.00	(2,590.77)	20,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	1,250.00	(1,250.00)	5,000.00
7140 · Palm Tree Trimming	0.00	458.33	(458.33)	0.00	1,375.00	(1,375.00)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	750.00	416.67	333.33	947.52	1,250.00	(302.48)	5,000.00
7160 · Waterway Maintenance	373.89	375.00	(1.11)	1,121.67	1,125.00	(3.33)	4,500.00
Total 7100 · Grounds	7,823.12	7,623.34	199.78	17,348.42	22,870.00	(5,521.58)	91,480.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	1,200.00	1,200.00	0.00	4,800.00
7315 · Pool Repairs	21.28	333.33	(312.05)	441.67	1,000.00	(558.33)	4,000.00
7320 · Cabana/Pool Area Maintenance	544.10	416.67	127.43	1,424.10	1,249.97	174.13	5,000.00
7335 · Pool Permit	0.00	31.25	(31.25)	0.00	93.75	(93.75)	375.00
7340 · Common Property Maint & Repair	510.33	250.00	260.33	1,185.33	750.00	435.33	3,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
7350 · Pool Heat	818.83	500.00	318.83	2,853.84	1,500.00	1,353.84	6,000.00
Total 7300 · Amenities Expense	2,294.54	2,181.25	113.29	7,104.94	6,543.72	561.22	26,175.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,048.70	708.33	340.37	3,508.92	2,125.00	1,383.92	8,500.00
7520 · Electric	304.98	375.00	(70.02)	927.28	1,125.00	(197.72)	4,500.00
7530 · Community Bulk Cable Contract	6,905.17	6,916.67	(11.50)	20,715.77	20,750.00	(34.23)	83,000.00
Total 7500 · Utilities	8,258.85	8,000.00	258.85	25,151.97	24,000.00	1,151.97	96,000.00

04/18/21

Wisteria Park HOA Inc
Profit & Loss Budget Performance

March 2021

	Mar 21	Budget	\$ Over Budget	Jan - Mar 21	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	786.35	750.00	36.35	2,359.05	2,250.00	109.05	9,000.00
7820 · Legal/Professional	0.00	250.00	(250.00)	439.00	750.00	(311.00)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	61.25	15.50	45.75	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	125.00	(125.00)	500.00
7870 · Management Fee-Common	1,292.16	1,292.17	(0.01)	3,876.48	3,876.50	(0.02)	15,506.00
7873 · Facility Rental	0.00	35.42	(35.42)	0.00	106.25	(106.25)	425.00
7880 · Office Supplies, Postage, etc.	128.73	166.67	(37.94)	371.68	500.00	(128.32)	2,000.00
7885 · Bank Service Charge	10.75	29.17	(18.42)	37.95	87.50	(49.55)	350.00
7890 · Bad Debt Expense	83.33	83.33	0.00	250.00	250.00	0.00	1,000.00
Total 7800 · Administration	<u>2,301.32</u>	<u>2,903.60</u>	<u>(602.28)</u>	<u>7,395.41</u>	<u>8,710.75</u>	<u>(1,315.34)</u>	<u>34,843.00</u>
Total 7000 · Disbursements	20,677.83	20,708.19	(30.36)	57,000.74	62,124.47	(5,123.73)	248,498.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	7,500.00	7,500.00	0.00	30,000.00
Total 9000 · Transfer to Reserves	<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>
Total Expense	<u>20,677.83</u>	<u>20,708.19</u>	<u>(30.36)</u>	<u>64,500.74</u>	<u>69,624.47</u>	<u>(5,123.73)</u>	<u>278,498.00</u>
Net Ordinary Income	64.79	(0.02)	64.81	5,485.55	0.03	5,485.52	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	9,575.25	9,575.25	0.00	28,725.75	28,725.75	0.00	114,903.00
Total Other Income	<u>9,575.25</u>	<u>9,575.25</u>	<u>0.00</u>	<u>28,725.75</u>	<u>28,725.75</u>	<u>0.00</u>	<u>114,903.00</u>
Other Expense							
7000-S · Supplemental Lot Expenses							
7111-S · Grounds Contract - Maint Free	6,784.00	6,784.00	0.00	20,352.00	20,352.00	0.00	81,408.00
7131-S · Mulch Maint Free	0.00	1,666.67	(1,666.67)	0.00	5,000.00	(5,000.00)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	0.00	1,500.00	(1,500.00)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	0.00	416.67	(416.67)	0.00	1,250.00	(1,250.00)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	623.52	623.75	(0.23)	2,495.00
Total 7000-S · Supplemental Lot Expenses	<u>6,991.84</u>	<u>9,575.26</u>	<u>(2,583.42)</u>	<u>20,975.52</u>	<u>28,725.75</u>	<u>(7,750.23)</u>	<u>114,903.00</u>
Total Other Expense	<u>6,991.84</u>	<u>9,575.26</u>	<u>(2,583.42)</u>	<u>20,975.52</u>	<u>28,725.75</u>	<u>(7,750.23)</u>	<u>114,903.00</u>
Net Other Income	<u>2,583.41</u>	<u>(0.01)</u>	<u>2,583.42</u>	<u>7,750.23</u>	<u>0.00</u>	<u>7,750.23</u>	<u>0.00</u>
Net Income	<u><u>2,648.20</u></u>	<u><u>(0.03)</u></u>	<u><u>2,648.23</u></u>	<u><u>13,235.78</u></u>	<u><u>0.03</u></u>	<u><u>13,235.75</u></u>	<u><u>0.00</u></u>