



FINANCIAL REPORTS
April 30, 2021

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

05/18/21

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance
As of April 30, 2021

	Apr 30, 21
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	124,727.24
1015 · Cadence Oper MM*1509	152,693.44
Total 1010 · Checking	277,420.68
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	159,834.31
Total 1020 · Reserve Accounts	159,834.31
Total Checking/Savings	437,254.99
Accounts Receivable	(12,877.54)
Other Current Assets	
1050 · Prepaid Insurance	3,145.35
1210 · Utility Deposits	50.00
Total Other Current Assets	3,195.35
Total Current Assets	427,572.80
Other Assets	
1140 · Allowance for Bad Debt	(1,333.34)
Total Other Assets	(1,333.34)
TOTAL ASSETS	426,239.46
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	14,219.62
Other Current Liabilities	
3031 · Deferred Assessments	60,588.00
Total Other Current Liabilities	60,588.00
Total Current Liabilities	74,807.62
Long Term Liabilities	
3500 · Reserve Fund	159,834.31
Total Long Term Liabilities	159,834.31
Total Liabilities	234,641.93
Equity	
3900 · Retained Earnings	11,974.63
3990 · Operating Fund Balance	160,104.16
3996 · East side Maint Surplus	(167.81)
Net Income	19,686.55
Total Equity	191,597.53
TOTAL LIABILITIES & EQUITY	426,239.46

05/18/21

Wisteria Park HOA Inc
Profit & Loss Budget Performance

April 2021

	Apr 21	Budget	\$ Over Budget	Jan - Apr 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	20,718.75	20,708.16	10.59	82,875.00	82,832.66	42.34	248,498.00
5013 · Reserve Assessments	7,500.00	7,500.00	0.00	15,000.00	15,000.00	0.00	30,000.00
5045 · Late Fee Income	36.00	0.00	36.00	267.90	0.00	267.90	0.00
5050 · Interest	23.86	0.00	23.86	122.00	0.00	122.00	0.00
Total Income	28,278.61	28,208.16	70.45	98,264.90	97,832.66	432.24	278,498.00
Gross Profit	28,278.61	28,208.16	70.45	98,264.90	97,832.66	432.24	278,498.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,290.00	4,290.00	0.00	17,160.00	17,160.00	0.00	51,480.00
7125 · Landscape-Renew/Replace/Remove	(1,284.38)	1,666.66	(2,951.04)	1,124.85	6,666.66	(5,541.81)	20,000.00
7130 · Mulch Common	0.00	416.66	(416.66)	0.00	1,666.66	(1,666.66)	5,000.00
7140 · Palm Tree Trimming	0.00	458.34	(458.34)	0.00	1,833.34	(1,833.34)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	85.00	416.66	(331.66)	1,032.52	1,666.66	(634.14)	5,000.00
7160 · Waterway Maintenance	373.89	375.00	(1.11)	1,495.56	1,500.00	(4.44)	4,500.00
Total 7100 · Grounds	3,464.51	7,623.32	(4,158.81)	20,812.93	30,493.32	(9,680.39)	91,480.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	1,600.00	1,600.00	0.00	4,800.00
7315 · Pool Repairs	497.69	333.34	164.35	939.36	1,333.34	(393.98)	4,000.00
7320 · Cabana/Pool Area Maintenance	609.88	416.67	193.21	2,033.98	1,666.64	367.34	5,000.00
7335 · Pool Permit	0.00	31.25	(31.25)	0.00	125.00	(125.00)	375.00
7340 · Common Property Maint & Repair	277.05	250.00	27.05	1,462.38	1,000.00	462.38	3,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
7350 · Pool Heat	618.17	500.00	118.17	3,472.01	2,000.00	1,472.01	6,000.00
Total 7300 · Amenities Expense	2,402.79	2,181.26	221.53	9,507.73	8,724.98	782.75	26,175.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	922.35	708.34	214.01	4,431.27	2,833.34	1,597.93	8,500.00
7520 · Electric	324.30	375.00	(50.70)	1,251.58	1,500.00	(248.42)	4,500.00
7530 · Community Bulk Cable Contract	6,905.17	6,916.66	(11.49)	27,620.94	27,666.66	(45.72)	83,000.00
Total 7500 · Utilities	8,151.82	8,000.00	151.82	33,303.79	32,000.00	1,303.79	96,000.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 April 2021

	Apr 21	Budget	\$ Over Budget	Jan - Apr 21	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	786.35	750.00	36.35	3,145.40	3,000.00	145.40	9,000.00
7820 · Legal/Professional	0.00	250.00	(250.00)	439.00	1,000.00	(561.00)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
7830 · Division Fees	61.25	5.16	56.09	122.50	20.66	101.84	62.00
7840 · Income Tax	158.00	0.00	158.00	158.00	0.00	158.00	0.00
7850 · Property Taxes	0.00	41.66	(41.66)	0.00	166.66	(166.66)	500.00
7870 · Management Fee-Common	1,292.16	1,292.16	0.00	5,168.64	5,168.66	(0.02)	15,506.00
7873 · Facility Rental	0.00	35.41	(35.41)	0.00	141.66	(141.66)	425.00
7880 · Office Supplies, Postage, etc.	125.13	166.66	(41.53)	496.81	666.66	(169.85)	2,000.00
7885 · Bank Service Charge	15.90	29.16	(13.26)	53.85	116.66	(62.81)	350.00
7890 · Bad Debt Expense	83.34	83.34	0.00	333.34	333.34	0.00	1,000.00
Total 7800 · Administration	2,522.13	2,903.55	(381.42)	9,917.54	11,614.30	(1,696.76)	34,843.00
Total 7000 · Disbursements	16,541.25	20,708.13	(4,166.88)	73,541.99	82,832.60	(9,290.61)	248,498.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	7,500.00	7,500.00	0.00	15,000.00	15,000.00	0.00	30,000.00
Total 9000 · Transfer to Reserves	7,500.00	7,500.00	0.00	15,000.00	15,000.00	0.00	30,000.00
Total Expense	24,041.25	28,208.13	(4,166.88)	88,541.99	97,832.60	(9,290.61)	278,498.00
Net Ordinary Income	4,237.36	0.03	4,237.33	9,722.91	0.06	9,722.85	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	9,575.25	9,575.25	0.00	38,301.00	38,301.00	0.00	114,903.00
Total Other Income	9,575.25	9,575.25	0.00	38,301.00	38,301.00	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	27,136.00	27,136.00	0.00	81,408.00
7131-S · Mulch Maint Free	0.00	1,666.66	(1,666.66)	0.00	6,666.66	(6,666.66)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	370.00	416.66	(46.66)	370.00	1,666.66	(1,296.66)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.91	(0.07)	831.36	831.66	(0.30)	2,495.00
Total 7000-S · Supplemental Lot Expenses	7,361.84	9,575.23	(2,213.39)	28,337.36	38,300.98	(9,963.62)	114,903.00
Total Other Expense	7,361.84	9,575.23	(2,213.39)	28,337.36	38,300.98	(9,963.62)	114,903.00
Net Other Income	2,213.41	0.02	2,213.39	9,963.64	0.02	9,963.62	0.00
Net Income	6,450.77	0.05	6,450.72	19,686.55	0.08	19,686.47	0.00