



FINANCIAL REPORTS
May 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.

06/18/21

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

	May 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	104,753.15
1015 · Cadence Oper MM*1509	152,706.41
Total 1010 · Checking	257,459.56
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	159,488.69
Total 1020 · Reserve Accounts	159,488.69
Total Checking/Savings	416,948.25
Accounts Receivable	
1040 · Assessment Receivable	(19,687.08)
Total Accounts Receivable	(19,687.08)
Other Current Assets	
1050 · Prepaid Insurance	2,359.04
1210 · Utility Deposits	50.00
Total Other Current Assets	2,409.04
Total Current Assets	399,670.21
Other Assets	
1140 · Allowance for Bad Debt	(416.67)
Total Other Assets	(416.67)
TOTAL ASSETS	399,253.54
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	11,732.40
Total Accounts Payable	11,732.40
Other Current Liabilities	
3031 · Deferred Assessments	30,294.00
Total Other Current Liabilities	30,294.00
Total Current Liabilities	42,026.40
Long Term Liabilities	
3500 · Reserve Fund	159,488.69
Total Long Term Liabilities	159,488.69
Total Liabilities	201,515.09
Equity	
3900 · Retained Earnings	5,066.15
3990 · Operating Fund Balance	162,788.49
3996 · East side Maint Surplus	4,898.34
Net Income	24,985.47
Total Equity	197,738.45
TOTAL LIABILITIES & EQUITY	399,253.54

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 May 2021

	May 21	Budget	\$ Over Budget	Jan - May 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	20,718.75	20,708.17	10.58	103,593.75	103,540.83	52.92	248,498.00
5013 · Reserve Assessments	0.00	0.00	0.00	15,000.00	15,000.00	0.00	30,000.00
5045 · Late Fee Income	172.06	0.00	172.06	439.96	0.00	439.96	0.00
5050 · Interest	21.11	0.00	21.11	143.11	0.00	143.11	0.00
Total Income	20,911.92	20,708.17	203.75	119,176.82	118,540.83	635.99	278,498.00
Gross Profit	20,911.92	20,708.17	203.75	119,176.82	118,540.83	635.99	278,498.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,290.00	4,290.00	0.00	21,450.00	21,450.00	0.00	51,480.00
7125 · Landscape-Renew/Replace/Remove	1,000.00	1,666.67	(666.67)	2,124.85	8,333.33	(6,208.48)	20,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	2,083.33	(2,083.33)	5,000.00
7140 · Palm Tree Trimming	0.00	458.33	(458.33)	0.00	2,291.67	(2,291.67)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	82.00	416.67	(334.67)	1,114.52	2,083.33	(968.81)	5,000.00
7160 · Waterway Maintenance	373.89	375.00	(1.11)	1,869.45	1,875.00	(5.55)	4,500.00
Total 7100 · Grounds	5,745.89	7,623.34	(1,877.45)	26,558.82	38,116.66	(11,557.84)	91,480.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	2,000.00	2,000.00	0.00	4,800.00
7315 · Pool Repairs	0.00	333.33	(333.33)	939.36	1,666.67	(727.31)	4,000.00
7320 · Cabana/Pool Area Maintenance	500.00	416.67	83.33	2,533.98	2,083.31	450.67	5,000.00
7335 · Pool Permit	375.70	31.25	344.45	375.70	156.25	219.45	375.00
7340 · Common Property Maint & Repair	63.40	250.00	(186.60)	1,525.78	1,250.00	275.78	3,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)	3,000.00
7350 · Pool Heat	352.45	500.00	(147.55)	3,824.46	2,500.00	1,324.46	6,000.00
Total 7300 · Amenities Expense	1,691.55	2,181.25	(489.70)	11,199.28	10,906.23	293.05	26,175.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	846.07	708.33	137.74	5,277.34	3,541.67	1,735.67	8,500.00
7520 · Electric	334.99	375.00	(40.01)	1,586.57	1,875.00	(288.43)	4,500.00
7530 · Community Bulk Cable Contract	6,905.17	6,916.67	(11.50)	34,526.11	34,583.33	(57.22)	83,000.00
Total 7500 · Utilities	8,086.23	8,000.00	86.23	41,390.02	40,000.00	1,390.02	96,000.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 May 2021

	May 21	Budget	\$ Over Budget	Jan - May 21	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	786.31	750.00	36.31	3,931.71	3,750.00	181.71	9,000.00
7820 · Legal/Professional	0.00	250.00	(250.00)	439.00	1,250.00	(811.00)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	122.50	25.83	96.67	62.00
7840 · Income Tax	(158.00)	0.00	(158.00)	0.00	0.00	0.00	0.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	208.33	(208.33)	500.00
7870 · Management Fee-Common	1,292.16	1,292.17	(0.01)	6,460.80	6,460.83	(0.03)	15,506.00
7873 · Facility Rental	0.00	35.42	(35.42)	0.00	177.08	(177.08)	425.00
7880 · Office Supplies, Postage, etc.	155.35	166.67	(11.32)	652.16	833.33	(181.17)	2,000.00
7885 · Bank Service Charge	13.59	29.17	(15.58)	67.44	145.83	(78.39)	350.00
7890 · Bad Debt Expense	83.33	83.33	0.00	416.67	416.67	0.00	1,000.00
Total 7800 · Administration	2,172.74	2,903.60	(730.86)	12,090.28	14,517.90	(2,427.62)	34,843.00
Total 7000 · Disbursements	17,696.41	20,708.19	(3,011.78)	91,238.40	103,540.79	(12,302.39)	248,498.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	15,000.00	15,000.00	0.00	30,000.00
Total 9000 · Transfer to Reserves	0.00	0.00	0.00	15,000.00	15,000.00	0.00	30,000.00
Total Expense	17,696.41	20,708.19	(3,011.78)	106,238.40	118,540.79	(12,302.39)	278,498.00
Net Ordinary Income	3,215.51	(0.02)	3,215.53	12,938.42	0.04	12,938.38	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	9,575.25	9,575.25	0.00	47,876.25	47,876.25	0.00	114,903.00
Total Other Income	9,575.25	9,575.25	0.00	47,876.25	47,876.25	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	33,920.00	33,920.00	0.00	81,408.00
7131-S · Mulch Maint Free	0.00	1,666.67	(1,666.67)	0.00	8,333.33	(8,333.33)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	0.00	2,500.00	(2,500.00)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	500.00	416.67	83.33	870.00	2,083.33	(1,213.33)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	1,039.20	1,039.58	(0.38)	2,495.00
Total 7000-S · Supplemental Lot Expenses	7,491.84	9,575.26	(2,083.42)	35,829.20	47,876.24	(12,047.04)	114,903.00
Total Other Expense	7,491.84	9,575.26	(2,083.42)	35,829.20	47,876.24	(12,047.04)	114,903.00
Net Other Income	2,083.41	(0.01)	2,083.42	12,047.05	0.01	12,047.04	0.00
Net Income	5,298.92	(0.03)	5,298.95	24,985.47	0.05	24,985.42	0.00