



FINANCIAL REPORTS
June 30, 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.

07/13/21

Wisteria Park HOA Inc

Statement of Assets, Liabilities, & Fund Balance

As of June 30, 2021

	Jun 30, 21
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	129,657.38
1015 · Cadence Oper MM*1509	152,718.42
Total 1010 · Checking	282,375.80
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	69,500.32
1024 · Cadence Res MM *1441	90,000.00
Total 1020 · Reserve Accounts	159,500.32
Total Checking/Savings	441,876.12
Accounts Receivable	
1040 · Assessment Receivable	(58,157.58)
Total Accounts Receivable	(58,157.58)
Other Current Assets	
1050 · Prepaid Insurance	1,572.69
1210 · Utility Deposits	50.00
Total Other Current Assets	1,622.69
Total Current Assets	385,341.23
Other Assets	
1140 · Allowance for Bad Debt	(500.00)
Total Other Assets	(500.00)
TOTAL ASSETS	384,841.23
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	31,896.75
Total Accounts Payable	31,896.75
Total Current Liabilities	31,896.75
Long Term Liabilities	
3500 · Reserve Fund	159,500.32
Total Long Term Liabilities	159,500.32
Total Liabilities	191,397.07
Equity	
3990 · Operating Fund Balance	167,854.64
3996 · East side Maint Surplus	4,898.34
Net Income	20,691.18
Total Equity	193,444.16
TOTAL LIABILITIES & EQUITY	384,841.23

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
June 2021

	Jun 21	Budget	\$ Over Budget	Jan - Jun 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	20,718.75	20,708.17	10.58	124,312.50	124,249.00	63.50	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	(26.50)	0.00	(26.50)	413.46	0.00	413.46	0.00
5050 · Interest	20.73	0.00	20.73	163.84	0.00	163.84	0.00
Total Income	20,712.98	20,708.17	4.81	139,889.80	139,249.00	640.80	278,498.00
Gross Profit	20,712.98	20,708.17	4.81	139,889.80	139,249.00	640.80	278,498.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,290.00	4,290.00	0.00	25,740.00	25,740.00	0.00	51,480.00
7125 · Landscape-Renew/Replace/Remove	10,226.13	1,666.67	8,559.46	12,350.98	10,000.00	2,350.98	20,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	2,500.00	(2,500.00)	5,000.00
7140 · Palm Tree Trimming	0.00	458.33	(458.33)	0.00	2,750.00	(2,750.00)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	250.00	416.67	(166.67)	1,364.52	2,500.00	(1,135.48)	5,000.00
7160 · Waterway Maintenance	373.89	375.00	(1.11)	2,243.34	2,250.00	(6.66)	4,500.00
Total 7100 · Grounds	15,140.02	7,623.34	7,516.68	41,698.84	45,740.00	(4,041.16)	91,480.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	2,400.00	2,400.00	0.00	4,800.00
7315 · Pool Repairs	362.50	333.33	29.17	1,301.86	2,000.00	(698.14)	4,000.00
7320 · Cabana/Pool Area Maintenance	500.00	416.67	83.33	3,033.98	2,499.98	534.00	5,000.00
7335 · Pool Permit	0.00	31.25	(31.25)	375.70	187.50	188.20	375.00
7340 · Common Property Maint & Repair	95.00	250.00	(155.00)	1,620.78	1,500.00	120.78	3,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00
7350 · Pool Heat	184.50	500.00	(315.50)	4,008.96	3,000.00	1,008.96	6,000.00
Total 7300 · Amenities Expense	1,542.00	2,181.25	(639.25)	12,741.28	13,087.48	(346.20)	26,175.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	958.81	708.33	250.48	6,236.15	4,250.00	1,986.15	8,500.00
7520 · Electric	360.71	375.00	(14.29)	1,947.28	2,250.00	(302.72)	4,500.00
7530 · Community Bulk Cable Contract	6,905.17	6,916.67	(11.50)	41,431.28	41,500.00	(68.72)	83,000.00
Total 7500 · Utilities	8,224.69	8,000.00	224.69	49,614.71	48,000.00	1,614.71	96,000.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
June 2021

	Jun 21	Budget	\$ Over Budget	Jan - Jun 21	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	786.35	750.00	36.35	4,718.06	4,500.00	218.06	9,000.00
7820 · Legal/Professional	0.00	250.00	(250.00)	439.00	1,500.00	(1,061.00)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	122.50	31.00	91.50	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	250.00	(250.00)	500.00
7870 · Management Fee-Common	1,292.16	1,292.17	(0.01)	7,752.96	7,753.00	(0.04)	15,506.00
7873 · Facility Rental	0.00	35.42	(35.42)	0.00	212.50	(212.50)	425.00
7880 · Office Supplies, Postage, etc.	141.78	166.67	(24.89)	793.94	1,000.00	(206.06)	2,000.00
7885 · Bank Service Charge	10.35	29.17	(18.82)	77.79	175.00	(97.21)	350.00
7890 · Bad Debt Expense	83.33	83.33	0.00	500.00	500.00	0.00	1,000.00
Total 7800 · Administration	2,313.97	2,903.60	(589.63)	14,404.25	17,421.50	(3,017.25)	34,843.00
Total 7000 · Disbursements	27,220.68	20,708.19	6,512.49	118,459.08	124,248.98	(5,789.90)	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	27,220.68	20,708.19	6,512.49	133,459.08	139,248.98	(5,789.90)	278,498.00
Net Ordinary Income	(6,507.70)	(0.02)	(6,507.68)	6,430.72	0.02	6,430.70	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	9,575.25	9,575.25	0.00	57,451.50	57,451.50	0.00	114,903.00
Total Other Income	9,575.25	9,575.25	0.00	57,451.50	57,451.50	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	40,704.00	40,704.00	0.00	81,408.00
7131-S · Mulch Maint Free	0.00	1,666.67	(1,666.67)	0.00	10,000.00	(10,000.00)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	0.00	3,000.00	(3,000.00)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	370.00	416.67	(46.67)	1,240.00	2,500.00	(1,260.00)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	1,247.04	1,247.50	(0.46)	2,495.00
Total 7000-S · Supplemental Lot Expenses	7,361.84	9,575.26	(2,213.42)	43,191.04	57,451.50	(14,260.46)	114,903.00
Total Other Expense	7,361.84	9,575.26	(2,213.42)	43,191.04	57,451.50	(14,260.46)	114,903.00
Net Other Income	2,213.41	(0.01)	2,213.42	14,260.46	0.00	14,260.46	0.00
Net Income	(4,294.29)	(0.03)	(4,294.26)	20,691.18	0.02	20,691.16	0.00