



FINANCIAL REPORTS
July 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.

08/17/21

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

As of July 31, 2021

	Jul 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	134,043.59
1015 · Cadence Oper MM*1509	152,724.91
1019 · Due (to)/from Reserves	7,508.75
Total 1010 · Checking	294,277.25
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	77,006.47
1024 · Cadence Res MM *1441	90,000.00
1029 · Due (to)/from Operating	(7,508.75)
Total 1020 · Reserve Accounts	159,497.72
Total Checking/Savings	453,774.97
Accounts Receivable	(8,016.58)
Other Current Assets	
1050 · Prepaid Insurance	786.35
1210 · Utility Deposits	50.00
Total Other Current Assets	836.35
Total Current Assets	446,594.74
Other Assets	
1140 · Allowance for Bad Debt	(583.34)
Total Other Assets	(583.34)
TOTAL ASSETS	446,011.40
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	23,289.41
Other Current Liabilities	
3031 · Deferred Assessments	60,588.00
Total Other Current Liabilities	60,588.00
Total Current Liabilities	83,877.41
Long Term Liabilities	
3500 · Reserve Fund	159,497.72
Total Long Term Liabilities	159,497.72
Total Liabilities	243,375.13
Equity	
3990 · Operating Fund Balance	167,854.64
3996 · East side Maint Surplus	4,898.34
Net Income	29,883.29
Total Equity	202,636.27
TOTAL LIABILITIES & EQUITY	446,011.40

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

July 2021

	<u>Jul 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
5010 · Assessments	20,718.75	20,708.16	10.59	145,031.25	144,957.16	74.09	248,498.00
5013 · Reserve Assessments	7,500.00	7,500.00	0.00	22,500.00	22,500.00	0.00	30,000.00
5045 · Late Fee Income	0.00	0.00	0.00	413.46	0.00	413.46	0.00
5050 · Interest	17.79	0.00	17.79	181.63	0.00	181.63	0.00
Total Income	<u>28,236.54</u>	<u>28,208.16</u>	<u>28.38</u>	<u>168,126.34</u>	<u>167,457.16</u>	<u>669.18</u>	<u>278,498.00</u>
Gross Profit	28,236.54	28,208.16	28.38	168,126.34	167,457.16	669.18	278,498.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,290.00	4,290.00	0.00	30,030.00	30,030.00	0.00	51,480.00
7125 · Landscape-Renew/Replace/Remove	(7,154.65)	1,666.66	(8,821.31)	5,196.33	11,666.66	(6,470.33)	20,000.00
7130 · Mulch Common	0.00	416.66	(416.66)	0.00	2,916.66	(2,916.66)	5,000.00
7140 · Palm Tree Trimming	250.00	458.34	(208.34)	250.00	3,208.34	(2,958.34)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	125.00	416.66	(291.66)	1,489.52	2,916.66	(1,427.14)	5,000.00
7160 · Waterway Maintenance	373.89	375.00	(1.11)	2,617.23	2,625.00	(7.77)	4,500.00
Total 7100 · Grounds	<u>(2,115.76)</u>	<u>7,623.32</u>	<u>(9,739.08)</u>	<u>39,583.08</u>	<u>53,363.32</u>	<u>(13,780.24)</u>	<u>91,480.00</u>
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	2,800.00	2,800.00	0.00	4,800.00
7315 · Pool Repairs	50.55	333.34	(282.79)	1,352.41	2,333.34	(980.93)	4,000.00
7320 · Cabana/Pool Area Maintenance	921.37	416.67	504.70	3,955.35	2,916.65	1,038.70	5,000.00
7335 · Pool Permit	0.00	31.25	(31.25)	375.70	218.75	156.95	375.00
7340 · Common Property Maint & Repair	1,250.00	250.00	1,000.00	2,870.78	1,750.00	1,120.78	3,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	1,750.00	(1,750.00)	3,000.00
7350 · Pool Heat	147.04	500.00	(352.96)	4,156.00	3,500.00	656.00	6,000.00
Total 7300 · Amenities Expense	<u>2,768.96</u>	<u>2,181.26</u>	<u>587.70</u>	<u>15,510.24</u>	<u>15,268.74</u>	<u>241.50</u>	<u>26,175.00</u>
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	965.23	708.34	256.89	7,201.38	4,958.34	2,243.04	8,500.00
7520 · Electric	341.29	375.00	(33.71)	2,288.57	2,625.00	(336.43)	4,500.00
7530 · Community Bulk Cable Contract	6,951.54	6,916.66	34.88	48,382.82	48,416.66	(33.84)	83,000.00
Total 7500 · Utilities	<u>8,258.06</u>	<u>8,000.00</u>	<u>258.06</u>	<u>57,872.77</u>	<u>56,000.00</u>	<u>1,872.77</u>	<u>96,000.00</u>

08/17/21

Wisteria Park HOA Inc
Profit & Loss Budget Performance

July 2021

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	786.34	750.00	36.34	5,504.40	5,250.00	254.40	9,000.00
7820 · Legal/Professional	0.00	250.00	(250.00)	439.00	1,750.00	(1,311.00)	3,000.00
7825 · Accounting Services	2,400.00	250.00	2,150.00	2,400.00	1,750.00	650.00	3,000.00
7830 · Division Fees	0.00	5.16	(5.16)	122.50	36.16	86.34	62.00
7850 · Property Taxes	0.00	41.66	(41.66)	0.00	291.66	(291.66)	500.00
7870 · Management Fee-Common	1,292.16	1,292.16	0.00	9,045.12	9,045.16	(0.04)	15,506.00
7873 · Facility Rental	0.00	35.41	(35.41)	0.00	247.91	(247.91)	425.00
7880 · Office Supplies, Postage, etc.	151.63	166.66	(15.03)	945.57	1,166.66	(221.09)	2,000.00
7885 · Bank Service Charge	15.55	29.16	(13.61)	93.34	204.16	(110.82)	350.00
7890 · Bad Debt Expense	83.34	83.34	0.00	583.34	583.34	0.00	1,000.00
Total 7800 · Administration	4,729.02	2,903.55	1,825.47	19,133.27	20,325.05	(1,191.78)	34,843.00
Total 7000 · Disbursements	13,640.28	20,708.13	(7,067.85)	132,099.36	144,957.11	(12,857.75)	248,498.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	7,500.00	7,500.00	0.00	22,500.00	22,500.00	0.00	30,000.00
Total 9000 · Transfer to Reserves	7,500.00	7,500.00	0.00	22,500.00	22,500.00	0.00	30,000.00
Total Expense	21,140.28	28,208.13	(7,067.85)	154,599.36	167,457.11	(12,857.75)	278,498.00
Net Ordinary Income	7,096.26	0.03	7,096.23	13,526.98	0.05	13,526.93	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	9,575.25	9,575.25	0.00	67,026.75	67,026.75	0.00	114,903.00
Total Other Income	9,575.25	9,575.25	0.00	67,026.75	67,026.75	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	47,488.00	47,488.00	0.00	81,408.00
7131-S · Mulch Maint Free	0.00	1,666.66	(1,666.66)	0.00	11,666.66	(11,666.66)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	0.00	3,500.00	(3,500.00)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	487.56	416.66	70.90	1,727.56	2,916.66	(1,189.10)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.91	(0.07)	1,454.88	1,455.41	(0.53)	2,495.00
Total 7000-S · Supplemental Lot Expenses	7,479.40	9,575.23	(2,095.83)	50,670.44	67,026.73	(16,356.29)	114,903.00
Total Other Expense	7,479.40	9,575.23	(2,095.83)	50,670.44	67,026.73	(16,356.29)	114,903.00
Net Other Income	2,095.85	0.02	2,095.83	16,356.31	0.02	16,356.29	0.00
Net Income	9,192.11	0.05	9,192.06	29,883.29	0.07	29,883.22	0.00