



FINANCIAL REPORTS
August 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.

09/17/21

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

As of August 31, 2021

	Aug 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	112,086.51
1015 · Cadence Oper MM*1509	152,731.40
Total 1010 · Checking	264,817.91
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	69,503.97
1024 · Cadence Res MM *1441	90,000.00
Total 1020 · Reserve Accounts	159,503.97
Total Checking/Savings	424,321.88
Accounts Receivable	(14,110.62)
Other Current Assets	
1050 · Prepaid Insurance	11,102.15
1210 · Utility Deposits	50.00
Total Other Current Assets	11,152.15
Total Current Assets	421,363.41
Other Assets	
1140 · Allowance for Bad Debt	(666.67)
Total Other Assets	(666.67)
TOTAL ASSETS	420,696.74
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	11,537.43
Other Current Liabilities	
3015 · Accrued Expense	11,074.00
3031 · Deferred Assessments	30,294.00
Total Other Current Liabilities	41,368.00
Total Current Liabilities	52,905.43
Long Term Liabilities	
3500 · Reserve Fund	159,503.97
Total Long Term Liabilities	159,503.97
Total Liabilities	212,409.40
Equity	
3990 · Operating Fund Balance	167,854.64
3996 · East side Maint Surplus	4,898.34
Net Income	35,534.36
Total Equity	208,287.34
TOTAL LIABILITIES & EQUITY	420,696.74

09/17/21

Wisteria Park HOA Inc
Profit & Loss Budget Performance

August 2021

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	20,718.75	20,708.17	10.58	165,750.00	165,665.33	84.67	248,498.00
5013 · Reserve Assessments	0.00	0.00	0.00	22,500.00	22,500.00	0.00	30,000.00
5045 · Late Fee Income	2.48	0.00	2.48	415.94	0.00	415.94	0.00
5050 · Interest	15.40	0.00	15.40	197.03	0.00	197.03	0.00
Total Income	20,736.63	20,708.17	28.46	188,862.97	188,165.33	697.64	278,498.00
Gross Profit	20,736.63	20,708.17	28.46	188,862.97	188,165.33	697.64	278,498.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,290.00	4,290.00	0.00	34,320.00	34,320.00	0.00	51,480.00
7125 · Landscape-Renew/Replace/Remove	(245.00)	1,666.67	(1,911.67)	4,951.33	13,333.33	(8,382.00)	20,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	3,333.33	(3,333.33)	5,000.00
7140 · Palm Tree Trimming	0.00	458.33	(458.33)	250.00	3,666.67	(3,416.67)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	1,155.00	416.67	738.33	2,644.52	3,333.33	(688.81)	5,000.00
7160 · Waterway Maintenance	385.11	375.00	10.11	3,002.34	3,000.00	2.34	4,500.00
Total 7100 · Grounds	5,585.11	7,623.34	(2,038.23)	45,168.19	60,986.66	(15,818.47)	91,480.00
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	3,200.00	3,200.00	0.00	4,800.00
7315 · Pool Repairs	58.05	333.33	(275.28)	1,410.46	2,666.67	(1,256.21)	4,000.00
7320 · Cabana/Pool Area Maintenance	500.00	416.67	83.33	4,455.35	3,333.32	1,122.03	5,000.00
7335 · Pool Permit	0.00	31.25	(31.25)	375.70	250.00	125.70	375.00
7340 · Common Property Maint & Repair	0.00	250.00	(250.00)	2,870.78	2,000.00	870.78	3,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	2,000.00	(2,000.00)	3,000.00
7350 · Pool Heat	160.56	500.00	(339.44)	4,316.56	4,000.00	316.56	6,000.00
Total 7300 · Amenities Expense	1,118.61	2,181.25	(1,062.64)	16,628.85	17,449.99	(821.14)	26,175.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	699.10	708.33	(9.23)	7,900.48	5,666.67	2,233.81	8,500.00
7520 · Electric	364.48	375.00	(10.52)	2,653.05	3,000.00	(346.95)	4,500.00
7530 · Community Bulk Cable Contract	6,951.54	6,916.67	34.87	55,334.36	55,333.33	1.03	83,000.00
Total 7500 · Utilities	8,015.12	8,000.00	15.12	65,887.89	64,000.00	1,887.89	96,000.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

August 2021

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	786.35	750.00	36.35	6,290.75	6,000.00	290.75	9,000.00
7820 · Legal/Professional	371.58	250.00	121.58	810.58	2,000.00	(1,189.42)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	2,400.00	2,000.00	400.00	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	122.50	41.33	81.17	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	333.33	(333.33)	500.00
7870 · Management Fee-Common	1,292.16	1,292.17	(0.01)	10,337.28	10,337.33	(0.05)	15,506.00
7873 · Facility Rental	0.00	35.42	(35.42)	0.00	283.33	(283.33)	425.00
7880 · Office Supplies, Postage, etc.	111.96	166.67	(54.71)	1,057.53	1,333.33	(275.80)	2,000.00
7885 · Bank Service Charge	7.25	29.17	(21.92)	100.59	233.33	(132.74)	350.00
7890 · Bad Debt Expense	83.33	83.33	0.00	666.67	666.67	0.00	1,000.00
Total 7800 · Administration	<u>2,652.63</u>	<u>2,903.60</u>	<u>(250.97)</u>	<u>21,785.90</u>	<u>23,228.65</u>	<u>(1,442.75)</u>	<u>34,843.00</u>
Total 7000 · Disbursements	17,371.47	20,708.19	(3,336.72)	149,470.83	165,665.30	(16,194.47)	248,498.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	22,500.00	22,500.00	0.00	30,000.00
Total 9000 · Transfer to Reserves	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>22,500.00</u>	<u>22,500.00</u>	<u>0.00</u>	<u>30,000.00</u>
Total Expense	<u>17,371.47</u>	<u>20,708.19</u>	<u>(3,336.72)</u>	<u>171,970.83</u>	<u>188,165.30</u>	<u>(16,194.47)</u>	<u>278,498.00</u>
Net Ordinary Income	3,365.16	(0.02)	3,365.18	16,892.14	0.03	16,892.11	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	9,575.25	9,575.25	0.00	76,602.00	76,602.00	0.00	114,903.00
Total Other Income	<u>9,575.25</u>	<u>9,575.25</u>	<u>0.00</u>	<u>76,602.00</u>	<u>76,602.00</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	54,272.00	54,272.00	0.00	81,408.00
7131-S · Mulch Maint Free	0.00	1,666.67	(1,666.67)	0.00	13,333.33	(13,333.33)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	0.00	4,000.00	(4,000.00)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	297.50	416.67	(119.17)	2,025.06	3,333.33	(1,308.27)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	1,662.72	1,663.33	(0.61)	2,495.00
Total 7000-S · Supplemental Lot Expenses	<u>7,289.34</u>	<u>9,575.26</u>	<u>(2,285.92)</u>	<u>57,959.78</u>	<u>76,601.99</u>	<u>(18,642.21)</u>	<u>114,903.00</u>
Total Other Expense	<u>7,289.34</u>	<u>9,575.26</u>	<u>(2,285.92)</u>	<u>57,959.78</u>	<u>76,601.99</u>	<u>(18,642.21)</u>	<u>114,903.00</u>
Net Other Income	<u>2,285.91</u>	<u>(0.01)</u>	<u>2,285.92</u>	<u>18,642.22</u>	<u>0.01</u>	<u>18,642.21</u>	<u>0.00</u>
Net Income	<u><u>5,651.07</u></u>	<u><u>(0.03)</u></u>	<u><u>5,651.10</u></u>	<u><u>35,534.36</u></u>	<u><u>0.04</u></u>	<u><u>35,534.32</u></u>	<u><u>0.00</u></u>