



FINANCIAL REPORTS
September 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.

10/17/21

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

As of September 30, 2021

	Sep 30, 21
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	128,594.10
1015 · Cadence Oper MM*1509	152,737.68
Total 1010 · Checking	281,331.78
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	69,509.68
1024 · Cadence Res MM*1441	90,000.00
Total 1020 · Reserve Accounts	159,509.68
Total Checking/Savings	440,841.46
Accounts Receivable	(53,616.21)
Other Current Assets	
1050 · Prepaid Insurance	10,176.97
1210 · Utility Deposits	50.00
Total Other Current Assets	10,226.97
Total Current Assets	397,452.22
Other Assets	
1140 · Allowance for Bad Debt	(750.00)
Total Other Assets	(750.00)
TOTAL ASSETS	396,702.22
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	12,804.81
Other Current Liabilities	
3015 · Accrued Expense	11,074.00
Total Other Current Liabilities	11,074.00
Total Current Liabilities	23,878.81
Long Term Liabilities	
3500 · Reserve Fund	159,509.68
Total Long Term Liabilities	159,509.68
Total Liabilities	183,388.49
Equity	
3990 · Operating Fund Balance	167,854.64
3996 · East side Maint Surplus	4,898.34
Net Income	40,560.75
Total Equity	213,313.73
TOTAL LIABILITIES & EQUITY	396,702.22

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 September 2021

	Sep 21	Budget	\$ Over Budget	Jan - Sep 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	20,718.75	20,708.17	10.58	186,468.75	186,373.50	95.25	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	32.41	0.00	32.41	448.35	0.00	448.35	0.00
5050 · Interest	13.81	0.00	13.81	210.84	0.00	210.84	0.00
Total Income	<u>20,764.97</u>	<u>20,708.17</u>	<u>56.80</u>	<u>209,627.94</u>	<u>208,873.50</u>	<u>754.44</u>	<u>278,498.00</u>
Gross Profit	20,764.97	20,708.17	56.80	209,627.94	208,873.50	754.44	278,498.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,290.00	4,290.00	0.00	38,610.00	38,610.00	0.00	51,480.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,666.67	(1,666.67)	4,951.33	15,000.00	(10,048.67)	20,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	3,750.00	(3,750.00)	5,000.00
7140 · Palm Tree Trimming	0.00	458.33	(458.33)	250.00	4,125.00	(3,875.00)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	722.50	416.67	305.83	3,367.02	3,750.00	(382.98)	5,000.00
7160 · Waterway Maintenance	385.11	375.00	10.11	3,387.45	3,375.00	12.45	4,500.00
Total 7100 · Grounds	<u>5,397.61</u>	<u>7,623.34</u>	<u>(2,225.73)</u>	<u>50,565.80</u>	<u>68,610.00</u>	<u>(18,044.20)</u>	<u>91,480.00</u>
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	3,600.00	3,600.00	0.00	4,800.00
7315 · Pool Repairs/Maintenance	410.46	333.33	77.13	1,820.92	3,000.00	(1,179.08)	4,000.00
7320 · Cabana/Pool Area Maintenance	646.37	416.67	229.70	5,101.72	3,749.99	1,351.73	5,000.00
7335 · Pool Permit	0.00	31.25	(31.25)	375.70	281.25	94.45	375.00
7340 · Common Property Maint & Repair	(48.52)	250.00	(298.52)	2,822.26	2,250.00	572.26	3,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	2,250.00	(2,250.00)	3,000.00
7350 · Pool Heat	153.19	500.00	(346.81)	4,469.75	4,500.00	(30.25)	6,000.00
Total 7300 · Amenities Expense	<u>1,561.50</u>	<u>2,181.25</u>	<u>(619.75)</u>	<u>18,190.35</u>	<u>19,631.24</u>	<u>(1,440.89)</u>	<u>26,175.00</u>
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	730.96	708.33	22.63	8,631.44	6,375.00	2,256.44	8,500.00
7520 · Electric	343.75	375.00	(31.25)	2,996.80	3,375.00	(378.20)	4,500.00
7530 · Community Bulk Cable Contract	6,951.54	6,916.67	34.87	62,285.90	62,250.00	35.90	83,000.00
Total 7500 · Utilities	<u>8,026.25</u>	<u>8,000.00</u>	<u>26.25</u>	<u>73,914.14</u>	<u>72,000.00</u>	<u>1,914.14</u>	<u>96,000.00</u>

10/17/21

Wisteria Park HOA Inc
Profit & Loss Budget Performance
 September 2021

	Sep 21	Budget	\$ Over Budget	Jan - Sep 21	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	925.18	750.00	175.18	7,215.93	6,750.00	465.93	9,000.00
7820 · Legal/Professional	0.00	250.00	(250.00)	810.58	2,250.00	(1,439.42)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	2,400.00	2,250.00	150.00	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	122.50	46.50	76.00	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	375.00	(375.00)	500.00
7870 · Management Fee-Common	1,292.16	1,292.17	(0.01)	11,629.44	11,629.50	(0.06)	15,506.00
7873 · Facility Rental	0.00	35.42	(35.42)	0.00	318.75	(318.75)	425.00
7880 · Office Supplies, Postage, etc.	121.21	166.67	(45.46)	1,178.74	1,500.00	(321.26)	2,000.00
7885 · Bank Service Charge	19.75	29.17	(9.42)	120.34	262.50	(142.16)	350.00
7890 · Bad Debt Expense	83.33	83.33	0.00	750.00	750.00	0.00	1,000.00
Total 7800 · Administration	<u>2,441.63</u>	<u>2,903.60</u>	<u>(461.97)</u>	<u>24,227.53</u>	<u>26,132.25</u>	<u>(1,904.72)</u>	<u>34,843.00</u>
Total 7000 · Disbursements	17,426.99	20,708.19	(3,281.20)	166,897.82	186,373.49	(19,475.67)	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>17,426.99</u>	<u>20,708.19</u>	<u>(3,281.20)</u>	<u>189,397.82</u>	<u>208,873.49</u>	<u>(19,475.67)</u>	<u>278,498.00</u>
Net Ordinary Income	3,337.98	(0.02)	3,338.00	20,230.12	0.01	20,230.11	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	9,575.25	9,575.25	0.00	86,177.25	86,177.25	0.00	114,903.00
Total Other Income	<u>9,575.25</u>	<u>9,575.25</u>	<u>0.00</u>	<u>86,177.25</u>	<u>86,177.25</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	61,056.00	61,056.00	0.00	81,408.00
7131-S · Mulch Maint Free	0.00	1,666.67	(1,666.67)	0.00	15,000.00	(15,000.00)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	0.00	4,500.00	(4,500.00)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	895.00	416.67	478.33	2,920.06	3,750.00	(829.94)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	1,870.56	1,871.25	(0.69)	2,495.00
Total 7000-S · Supplemental Lot Expenses	<u>7,886.84</u>	<u>9,575.26</u>	<u>(1,688.42)</u>	<u>65,846.62</u>	<u>86,177.25</u>	<u>(20,330.63)</u>	<u>114,903.00</u>
Total Other Expense	<u>7,886.84</u>	<u>9,575.26</u>	<u>(1,688.42)</u>	<u>65,846.62</u>	<u>86,177.25</u>	<u>(20,330.63)</u>	<u>114,903.00</u>
Net Other Income	<u>1,688.41</u>	<u>(0.01)</u>	<u>1,688.42</u>	<u>20,330.63</u>	<u>0.00</u>	<u>20,330.63</u>	<u>0.00</u>
Net Income	<u><u>5,026.39</u></u>	<u><u>(0.03)</u></u>	<u><u>5,026.42</u></u>	<u><u>40,560.75</u></u>	<u><u>0.01</u></u>	<u><u>40,560.74</u></u>	<u><u>0.00</u></u>