



**FINANCIAL REPORTS**  
**October 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.**

11/17/21

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

As of October 31, 2021

	Oct 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>1010 · Checking</b>	
1013 · Centennial Oper*4972	146,206.98
1015 · Cadence Oper MM*1509	152,744.17
1019 · Due (to)/from Reserves	(7,508.75)
<b>Total 1010 · Checking</b>	291,442.40
<b>1020 · Reserve Accounts</b>	
1022 · Centennial Res MM*4980	77,015.83
1024 · Cadence Res MM*1441	90,015.28
1029 · Due (to)/from Operating	7,508.75
<b>Total 1020 · Reserve Accounts</b>	174,539.86
<b>Total Checking/Savings</b>	465,982.26
<b>Accounts Receivable</b>	(4,854.80)
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	9,251.79
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	893.00
<b>Total Other Current Assets</b>	10,194.79
<b>Total Current Assets</b>	471,322.25
<b>Other Assets</b>	
1140 · Allowance for Bad Debt	(833.34)
<b>Total Other Assets</b>	(833.34)
<b>TOTAL ASSETS</b>	<b>470,488.91</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	12,775.27
<b>Other Current Liabilities</b>	
3015 · Accrued Expense	11,074.00
3031 · Deferred Assessments	60,588.00
<b>Total Other Current Liabilities</b>	71,662.00
<b>Total Current Liabilities</b>	84,437.27
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	174,539.86
<b>Total Long Term Liabilities</b>	174,539.86
<b>Total Liabilities</b>	258,977.13
<b>Equity</b>	
3990 · Operating Fund Balance	167,854.64
3996 · East side Maint Surplus	4,898.34
Net Income	38,758.80
<b>Total Equity</b>	211,511.78
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>470,488.91</b>

11/17/21

## Wisteria Park HOA Inc Profit & Loss Budget Performance

October 2021

	Oct 21	Budget	\$ Over Budget	Jan - Oct 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments	20,718.75	20,708.16	10.59	207,187.50	207,081.66	105.84	248,498.00
5013 · Reserve Assessments	7,500.00	7,500.00	0.00	30,000.00	30,000.00	0.00	30,000.00
5045 · Late Fee Income	7.41	0.00	7.41	455.76	0.00	455.76	0.00
5050 · Interest	17.36	0.00	17.36	228.20	0.00	228.20	0.00
<b>Total Income</b>	<u>28,243.52</u>	<u>28,208.16</u>	<u>35.36</u>	<u>237,871.46</u>	<u>237,081.66</u>	<u>789.80</u>	<u>278,498.00</u>
<b>Gross Profit</b>	28,243.52	28,208.16	35.36	237,871.46	237,081.66	789.80	278,498.00
<b>Expense</b>							
<b>7000 · Disbursements</b>							
<b>7100 · Grounds</b>							
7110 · Grounds Contract Common Area	4,290.00	4,290.00	0.00	42,900.00	42,900.00	0.00	51,480.00
7125 · Landscape-Renew/Replace/Remove	3,754.75	1,666.66	2,088.09	8,706.08	16,666.66	(7,960.58)	20,000.00
7130 · Mulch Common	0.00	416.66	(416.66)	0.00	4,166.66	(4,166.66)	5,000.00
7140 · Palm Tree Trimming	0.00	458.34	(458.34)	250.00	4,583.34	(4,333.34)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	0.00	416.66	(416.66)	3,367.02	4,166.66	(799.64)	5,000.00
7160 · Waterway Maintenance	385.11	375.00	10.11	3,772.56	3,750.00	22.56	4,500.00
<b>Total 7100 · Grounds</b>	<u>8,429.86</u>	<u>7,623.32</u>	<u>806.54</u>	<u>58,995.66</u>	<u>76,233.32</u>	<u>(17,237.66)</u>	<u>91,480.00</u>
<b>7300 · Amenities Expense</b>							
7310 · Pool Contract	400.00	400.00	0.00	4,000.00	4,000.00	0.00	4,800.00
7315 · Pool Repairs/Maintenance	0.00	333.34	(333.34)	1,820.92	3,333.34	(1,512.42)	4,000.00
7320 · Cabana/Pool Area Maintenance	500.00	416.67	83.33	5,601.72	4,166.66	1,435.06	5,000.00
7335 · Pool Permit	0.00	31.25	(31.25)	375.70	312.50	63.20	375.00
7340 · Common Property Maint & Repair	25.00	250.00	(225.00)	2,847.26	2,500.00	347.26	3,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	2,500.00	(2,500.00)	3,000.00
7350 · Pool Heat	166.44	500.00	(333.56)	4,636.19	5,000.00	(363.81)	6,000.00
<b>Total 7300 · Amenities Expense</b>	<u>1,091.44</u>	<u>2,181.26</u>	<u>(1,089.82)</u>	<u>19,281.79</u>	<u>21,812.50</u>	<u>(2,530.71)</u>	<u>26,175.00</u>
<b>7500 · Utilities</b>							
7510 · Irrigation Water (Reclaimed)	865.50	708.34	157.16	9,496.94	7,083.34	2,413.60	8,500.00
7520 · Electric	337.39	375.00	(37.61)	3,334.19	3,750.00	(415.81)	4,500.00
7530 · Community Bulk Cable Contract	6,951.54	6,916.66	34.88	69,237.44	69,166.66	70.78	83,000.00
<b>Total 7500 · Utilities</b>	<u>8,154.43</u>	<u>8,000.00</u>	<u>154.43</u>	<u>82,068.57</u>	<u>80,000.00</u>	<u>2,068.57</u>	<u>96,000.00</u>

11/17/21

**Wisteria Park HOA Inc**  
**Profit & Loss Budget Performance**

October 2021

	Oct 21	Budget	\$ Over Budget	Jan - Oct 21	YTD Budget	\$ Over Budget	Annual Budget
<b>7800 · Administration</b>							
7810 · Insurance - Property	925.18	750.00	175.18	8,141.11	7,500.00	641.11	9,000.00
7820 · Legal/Professional	0.00	250.00	(250.00)	810.58	2,500.00	(1,689.42)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	2,400.00	2,500.00	(100.00)	3,000.00
7830 · Division Fees	0.00	5.16	(5.16)	122.50	51.66	70.84	62.00
7850 · Property Taxes	0.00	41.66	(41.66)	0.00	416.66	(416.66)	500.00
7870 · Management Fee-Common	1,292.16	1,292.16	0.00	12,921.60	12,921.66	(0.06)	15,506.00
7873 · Facility Rental	0.00	35.41	(35.41)	0.00	354.16	(354.16)	425.00
7880 · Office Supplies, Postage, etc.	174.70	166.66	8.04	1,353.44	1,666.66	(313.22)	2,000.00
7885 · Bank Service Charge	47.50	29.16	18.34	167.84	291.66	(123.82)	350.00
7890 · Bad Debt Expense	83.34	83.34	0.00	833.34	833.34	0.00	1,000.00
<b>Total 7800 · Administration</b>	<u>2,522.88</u>	<u>2,903.55</u>	<u>(380.67)</u>	<u>26,750.41</u>	<u>29,035.80</u>	<u>(2,285.39)</u>	<u>34,843.00</u>
<b>Total 7000 · Disbursements</b>	20,198.61	20,708.13	(509.52)	187,096.43	207,081.62	(19,985.19)	248,498.00
<b>9000 · Transfer to Reserves</b>							
9001 · Transfer to Reserves	7,500.00	7,500.00	0.00	30,000.00	30,000.00	0.00	30,000.00
<b>Total 9000 · Transfer to Reserves</b>	<u>7,500.00</u>	<u>7,500.00</u>	<u>0.00</u>	<u>30,000.00</u>	<u>30,000.00</u>	<u>0.00</u>	<u>30,000.00</u>
<b>Total Expense</b>	<u>27,698.61</u>	<u>28,208.13</u>	<u>(509.52)</u>	<u>217,096.43</u>	<u>237,081.62</u>	<u>(19,985.19)</u>	<u>278,498.00</u>
<b>Net Ordinary Income</b>	544.91	0.03	544.88	20,775.03	0.04	20,774.99	0.00
<b>Other Income/Expense</b>							
<b>Other Income</b>							
5011 · Supplemental Lot Assessments	9,575.25	9,575.25	0.00	95,752.50	95,752.50	0.00	114,903.00
<b>Total Other Income</b>	<u>9,575.25</u>	<u>9,575.25</u>	<u>0.00</u>	<u>95,752.50</u>	<u>95,752.50</u>	<u>0.00</u>	<u>114,903.00</u>
<b>Other Expense</b>							
<b>7000-S · Supplemental Lot Expenses</b>							
7111-S · Grounds Contract - Maint Free	6,784.00	6,784.00	0.00	67,840.00	67,840.00	0.00	81,408.00
7131-S · Mulch Maint Free	0.00	1,666.66	(1,666.66)	0.00	16,666.66	(16,666.66)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	3,754.00	500.00	3,254.00	3,754.00	5,000.00	(1,246.00)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	1,176.27	416.66	759.61	4,096.33	4,166.66	(70.33)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.91	(0.07)	2,078.40	2,079.16	(0.76)	2,495.00
<b>Total 7000-S · Supplemental Lot Expenses</b>	<u>11,922.11</u>	<u>9,575.23</u>	<u>2,346.88</u>	<u>77,768.73</u>	<u>95,752.48</u>	<u>(17,983.75)</u>	<u>114,903.00</u>
<b>Total Other Expense</b>	<u>11,922.11</u>	<u>9,575.23</u>	<u>2,346.88</u>	<u>77,768.73</u>	<u>95,752.48</u>	<u>(17,983.75)</u>	<u>114,903.00</u>
<b>Net Other Income</b>	<u>(2,346.86)</u>	<u>0.02</u>	<u>(2,346.88)</u>	<u>17,983.77</u>	<u>0.02</u>	<u>17,983.75</u>	<u>0.00</u>
<b>Net Income</b>	<u><b>(1,801.95)</b></u>	<u><b>0.05</b></u>	<u><b>(1,802.00)</b></u>	<u><b>38,758.80</b></u>	<u><b>0.06</b></u>	<u><b>38,758.74</b></u>	<u><b>0.00</b></u>