



**FINANCIAL REPORTS**  
**November 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.**

12/09/21

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

As of November 30, 2021

	Nov 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Checking	
1013 · Centennial Oper*4972	120,970.54
1015 · Cadence Oper MM*1509	152,750.45
<b>Total 1010 · Checking</b>	273,720.99
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	84,531.20
1024 · Cadence Res MM*1441	90,018.98
<b>Total 1020 · Reserve Accounts</b>	174,550.18
<b>Total Checking/Savings</b>	448,271.17
<b>Accounts Receivable</b>	(14,269.07)
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	8,326.61
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	8,376.61
<b>Total Current Assets</b>	442,378.71
<b>Other Assets</b>	
1140 · Allowance for Bad Debt	(916.67)
<b>Total Other Assets</b>	(916.67)
<b>TOTAL ASSETS</b>	<b>441,462.04</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	14,018.37
<b>Other Current Liabilities</b>	
3015 · Accrued Expense	11,074.00
3031 · Deferred Assessments	30,294.00
<b>Total Other Current Liabilities</b>	41,368.00
<b>Total Current Liabilities</b>	55,386.37
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	174,550.18
<b>Total Long Term Liabilities</b>	174,550.18
<b>Total Liabilities</b>	229,936.55
<b>Equity</b>	
3990 · Operating Fund Balance	167,854.64
3996 · East side Maint Surplus	4,898.34
Net Income	38,772.51
<b>Total Equity</b>	211,525.49
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>441,462.04</b>

12/09/21

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

November 2021

	Nov 21	Budget	\$ Over Budget	Jan - Nov 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments	20,718.75	20,708.17	10.58	227,906.25	227,789.83	116.42	248,498.00
5013 · Reserve Assessments	0.00	0.00	0.00	30,000.00	30,000.00	0.00	30,000.00
5045 · Late Fee Income	141.13	0.00	141.13	596.89	0.00	596.89	0.00
5050 · Interest	15.21	0.00	15.21	243.41	0.00	243.41	0.00
<b>Total Income</b>	20,875.09	20,708.17	166.92	258,746.55	257,789.83	956.72	278,498.00
<b>Gross Profit</b>	20,875.09	20,708.17	166.92	258,746.55	257,789.83	956.72	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	47,190.00	47,190.00	0.00	51,480.00
7125 · Landscape-Renew/Replace/Remove	1,000.00	1,666.67	(666.67)	9,706.08	18,333.33	(8,627.25)	20,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	4,583.33	(4,583.33)	5,000.00
7140 · Palm Tree Trimming	2,125.00	458.33	1,666.67	2,375.00	5,041.67	(2,666.67)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	2,582.83	416.67	2,166.16	5,949.85	4,583.33	1,366.52	5,000.00
7160 · Waterway Maintenance	385.11	375.00	10.11	4,157.67	4,125.00	32.67	4,500.00
<b>Total 7100 · Grounds</b>	10,382.94	7,623.34	2,759.60	69,378.60	83,856.66	(14,478.06)	91,480.00
<b>7300 · Amenities Expense</b>							
7310 · Pool Contract	400.00	400.00	0.00	4,400.00	4,400.00	0.00	4,800.00
7315 · Pool Repairs/Maintenance	360.47	333.33	27.14	2,181.39	3,666.67	(1,485.28)	4,000.00
7320 · Cabana/Pool Area Maintenance	1,072.12	416.67	655.45	6,673.84	4,583.33	2,090.51	5,000.00
7335 · Pool Permit	0.00	31.25	(31.25)	375.70	343.75	31.95	375.00
7340 · Common Property Maint & Repair	0.00	250.00	(250.00)	2,847.26	2,750.00	97.26	3,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	2,750.00	(2,750.00)	3,000.00
7350 · Pool Heat	186.11	500.00	(313.89)	4,822.30	5,500.00	(677.70)	6,000.00
<b>Total 7300 · Amenities Expense</b>	2,018.70	2,181.25	(162.55)	21,300.49	23,993.75	(2,693.26)	26,175.00
<b>7500 · Utilities</b>							
7510 · Irrigation Water (Reclaimed)	729.17	708.33	20.84	10,226.11	7,791.67	2,434.44	8,500.00
7520 · Electric	343.45	375.00	(31.55)	3,677.64	4,125.00	(447.36)	4,500.00
7530 · Community Bulk Cable Contract	6,951.54	6,916.67	34.87	76,188.98	76,083.33	105.65	83,000.00
<b>Total 7500 · Utilities</b>	8,024.16	8,000.00	24.16	90,092.73	88,000.00	2,092.73	96,000.00

12/09/21

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

November 2021

	Nov 21	Budget	\$ Over Budget	Jan - Nov 21	YTD Budget	\$ Over Budget	Annual Budget
<b>7800 · Administration</b>							
7810 · Insurance - Property	925.18	750.00	175.18	9,066.29	8,250.00	816.29	9,000.00
7820 · Legal/Professional	0.00	250.00	(250.00)	810.58	2,750.00	(1,939.42)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	2,400.00	2,750.00	(350.00)	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	122.50	56.83	65.67	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
7870 · Management Fee-Common	1,292.16	1,292.17	(0.01)	14,213.76	14,213.83	(0.07)	15,506.00
7873 · Facility Rental	0.00	35.42	(35.42)	0.00	389.58	(389.58)	425.00
7880 · Office Supplies, Postage, etc.	427.97	166.67	261.30	1,781.41	1,833.33	(51.92)	2,000.00
7885 · Bank Service Charge	7.85	29.17	(21.32)	175.69	320.83	(145.14)	350.00
7890 · Bad Debt Expense	83.33	83.33	0.00	916.67	916.67	0.00	1,000.00
<b>Total 7800 · Administration</b>	<u>2,736.49</u>	<u>2,903.60</u>	<u>(167.11)</u>	<u>29,486.90</u>	<u>31,939.40</u>	<u>(2,452.50)</u>	<u>34,843.00</u>
<b>Total 7000 · Disbursements</b>	23,162.29	20,708.19	2,454.10	210,258.72	227,789.81	(17,531.09)	248,498.00
<b>9000 · Transfer to Reserves</b>							
9001 · Transfer to Reserves	0.00	0.00	0.00	30,000.00	30,000.00	0.00	30,000.00
<b>Total 9000 · Transfer to Reserves</b>	<u>0.00</u>	<u>0.00</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>23,162.29</u>	<u>20,708.19</u>	<u>2,454.10</u>	<u>240,258.72</u>	<u>257,789.81</u>	<u>(17,531.09)</u>	<u>278,498.00</u>
<b>Net Ordinary Income</b>	(2,287.20)	(0.02)	(2,287.18)	18,487.83	0.02	18,487.81	0.00
<b>Other Income/Expense</b>							
<b>Other Income</b>							
5011 · Supplemental Lot Assessments	9,575.25	9,575.25	0.00	105,327.75	105,327.75	0.00	114,903.00
<b>Total Other Income</b>	9,575.25	9,575.25	0.00	105,327.75	105,327.75	0.00	114,903.00
<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	74,624.00	74,624.00	0.00	81,408.00
7131-S · Mulch Maint Free	0.00	1,666.67	(1,666.67)	0.00	18,333.33	(18,333.33)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	3,754.00	5,500.00	(1,746.00)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	282.50	416.67	(134.17)	4,378.83	4,583.33	(204.50)	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	2,286.24	2,287.08	(0.84)	2,495.00
<b>Total 7000-S · Supplemental Lot Expenses</b>	<u>7,274.34</u>	<u>9,575.26</u>	<u>(2,300.92)</u>	<u>85,043.07</u>	<u>105,327.74</u>	<u>(20,284.67)</u>	<u>114,903.00</u>
<b>Total Other Expense</b>	7,274.34	9,575.26	(2,300.92)	85,043.07	105,327.74	(20,284.67)	114,903.00
<b>Net Other Income</b>	2,300.91	(0.01)	2,300.92	20,284.68	0.01	20,284.67	0.00
<b>Net Income</b>	<u><u>13.71</u></u>	<u><u>(0.03)</u></u>	<u><u>13.74</u></u>	<u><u>38,772.51</u></u>	<u><u>0.03</u></u>	<u><u>38,772.48</u></u>	<u><u>0.00</u></u>