



FINANCIAL REPORTS
December 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.

01/26/22

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

As of December 31, 2021

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	160,758.06
1015 · Cadence Oper MM*1509	152,756.94
1019 · Due (to)/from Reserves	360.50
Total 1010 · Checking	313,875.50
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	84,538.38
1024 · Cadence Res MM*1441	90,022.80
1029 · Due (to)/from Operating	(360.50)
Total 1020 · Reserve Accounts	174,200.68
Total Checking/Savings	488,076.18
Accounts Receivable	39.82
Other Current Assets	
1050 · Prepaid Insurance	7,401.43
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	893.00
Total Other Current Assets	8,344.43
Total Current Assets	496,460.43
Other Assets	
1140 · Allowance for Bad Debt	(1,000.00)
Total Other Assets	(1,000.00)
TOTAL ASSETS	495,460.43
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	24,843.70
Other Current Liabilities	
3015 · Accrued Expense	11,074.00
3040 · Prepaid Assessments	67,625.21
Total Other Current Liabilities	78,699.21
Total Current Liabilities	103,542.91
Long Term Liabilities	
3500 · Reserve Fund	174,200.68
Total Long Term Liabilities	174,200.68
Total Liabilities	277,743.59
Equity	
3990 · Operating Fund Balance	167,854.64
3996 · East side Maint Surplus	4,898.34
Net Income	44,963.86
Total Equity	217,716.84
TOTAL LIABILITIES & EQUITY	495,460.43

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

December 2021

	<u>Dec 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
5010 · Assessments	20,718.75	20,708.17	10.58	248,625.00	248,498.00	127.00	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	0.00	0.00	0.00	596.89	0.00	596.89	0.00
5050 · Interest	15.91	0.00	15.91	259.32	0.00	259.32	0.00
Total Income	<u>20,734.66</u>	<u>20,708.17</u>	<u>26.49</u>	<u>279,481.21</u>	<u>278,498.00</u>	<u>983.21</u>	<u>278,498.00</u>
Gross Profit	20,734.66	20,708.17	26.49	279,481.21	278,498.00	983.21	278,498.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	2,145.00	4,290.00	(2,145.00)	49,335.00	51,480.00	(2,145.00)	51,480.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,666.67	(1,666.67)	9,706.08	20,000.00	(10,293.92)	20,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	5,000.00	(5,000.00)	5,000.00
7140 · Palm Tree Trimming	0.00	458.33	(458.33)	2,375.00	5,500.00	(3,125.00)	5,500.00
7150 · Irrigation Repairs & Maint-Comm	(1,066.87)	416.67	(1,483.54)	4,882.98	5,000.00	(117.02)	5,000.00
7160 · Waterway Maintenance	385.11	375.00	10.11	4,542.78	4,500.00	42.78	4,500.00
Total 7100 · Grounds	<u>1,463.24</u>	<u>7,623.34</u>	<u>(6,160.10)</u>	<u>70,841.84</u>	<u>91,480.00</u>	<u>(20,638.16)</u>	<u>91,480.00</u>
7300 · Amenities Expense							
7310 · Pool Contract	400.00	400.00	0.00	4,800.00	4,800.00	0.00	4,800.00
7315 · Pool Repairs/Maintenance	89.38	333.33	(243.95)	2,270.77	4,000.00	(1,729.23)	4,000.00
7320 · Cabana/Pool Area Maintenance	1,052.55	416.67	635.88	7,726.39	5,000.00	2,726.39	5,000.00
7335 · Pool Permit	0.00	31.25	(31.25)	375.70	375.00	0.70	375.00
7340 · Common Property Maint & Repair	20.27	250.00	(229.73)	2,867.53	3,000.00	(132.47)	3,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	3,000.00	(3,000.00)	3,000.00
7350 · Pool Heat	803.26	500.00	303.26	5,625.56	6,000.00	(374.44)	6,000.00
Total 7300 · Amenities Expense	<u>2,365.46</u>	<u>2,181.25</u>	<u>184.21</u>	<u>23,665.95</u>	<u>26,175.00</u>	<u>(2,509.05)</u>	<u>26,175.00</u>
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,056.37	708.33	348.04	11,282.48	8,500.00	2,782.48	8,500.00
7520 · Electric	313.89	375.00	(61.11)	3,991.53	4,500.00	(508.47)	4,500.00
7530 · Community Bulk Cable Contract	6,951.54	6,916.67	34.87	83,140.52	83,000.00	140.52	83,000.00
Total 7500 · Utilities	<u>8,321.80</u>	<u>8,000.00</u>	<u>321.80</u>	<u>98,414.53</u>	<u>96,000.00</u>	<u>2,414.53</u>	<u>96,000.00</u>

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

December 2021

	Dec 21	Budget	\$ Over Budget	Jan - Dec 21	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	925.18	750.00	175.18	9,991.47	9,000.00	991.47	9,000.00
7820 · Legal/Professional	0.00	250.00	(250.00)	810.58	3,000.00	(2,189.42)	3,000.00
7825 · Accounting Services	0.00	250.00	(250.00)	2,400.00	3,000.00	(600.00)	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	122.50	62.00	60.50	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
7870 · Management Fee-Common	1,292.16	1,292.17	(0.01)	15,505.92	15,506.00	(0.08)	15,506.00
7873 · Facility Rental	100.00	35.42	64.58	100.00	425.00	(325.00)	425.00
7880 · Office Supplies, Postage, etc.	623.45	166.67	456.78	2,404.86	2,000.00	404.86	2,000.00
7885 · Bank Service Charge	11.60	29.17	(17.57)	187.29	350.00	(162.71)	350.00
7890 · Bad Debt Expense	83.33	83.33	0.00	1,000.00	1,000.00	0.00	1,000.00
Total 7800 · Administration	3,035.72	2,903.60	132.12	32,522.62	34,843.00	(2,320.38)	34,843.00
Total 7000 · Disbursements	15,186.22	20,708.19	(5,521.97)	225,444.94	248,498.00	(23,053.06)	248,498.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	30,000.00	30,000.00	0.00	30,000.00
Total 9000 · Transfer to Reserves	0.00	0.00	0.00	30,000.00	30,000.00	0.00	30,000.00
Total Expense	15,186.22	20,708.19	(5,521.97)	255,444.94	278,498.00	(23,053.06)	278,498.00
Net Ordinary Income	5,548.44	(0.02)	5,548.46	24,036.27	0.00	24,036.27	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	9,575.25	9,575.25	0.00	114,903.00	114,903.00	0.00	114,903.00
Total Other Income	9,575.25	9,575.25	0.00	114,903.00	114,903.00	0.00	114,903.00
Other Expense							
7000-S · Supplemental Lot Expenses							
7111-S · Grounds Contract - Maint Free	3,392.00	6,784.00	(3,392.00)	78,016.00	81,408.00	(3,392.00)	81,408.00
7131-S · Mulch Maint Free	0.00	1,666.67	(1,666.67)	0.00	20,000.00	(20,000.00)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	4,100.00	500.00	3,600.00	7,854.00	6,000.00	1,854.00	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	1,232.50	416.67	815.83	5,611.33	5,000.00	611.33	5,000.00
7871-S · Management Fee-Maint Free	207.84	207.92	(0.08)	2,494.08	2,495.00	(0.92)	2,495.00
Total 7000-S · Supplemental Lot Expenses	8,932.34	9,575.26	(642.92)	93,975.41	114,903.00	(20,927.59)	114,903.00
Total Other Expense	8,932.34	9,575.26	(642.92)	93,975.41	114,903.00	(20,927.59)	114,903.00
Net Other Income	642.91	(0.01)	642.92	20,927.59	0.00	20,927.59	0.00
Net Income	6,191.35	(0.03)	6,191.38	44,963.86	0.00	44,963.86	0.00