



**FINANCIAL REPORTS**  
**January 31, 2022**

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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.**

03/02/22

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

As of January 31, 2022

	Jan 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>1010 · Checking</b>	
1013 · Centennial Oper*4972	204,136.29
1015 · Cadence Oper MM*1509	152,763.43
1019 · Due (to)/from Reserves	360.50
<b>Total 1010 · Checking</b>	357,260.22
<b>1020 · Reserve Accounts</b>	
1022 · Centennial Res MM*4980	92,045.81
1024 · Cadence Res MM*1441	90,026.62
1029 · Due (to)/from Operating	(360.50)
<b>Total 1020 · Reserve Accounts</b>	181,711.93
<b>Total Checking/Savings</b>	538,972.15
<b>Accounts Receivable</b>	3,310.96
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	6,476.25
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	6,526.25
<b>Total Current Assets</b>	548,809.36
<b>Other Assets</b>	
1140 · Allowance for Bad Debt	(1,083.37)
<b>Total Other Assets</b>	(1,083.37)
<b>TOTAL ASSETS</b>	<b>547,725.99</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	37,538.60
<b>Other Current Liabilities</b>	
3015 · Accrued Expense	11,074.00
3031 · Deferred Assessments	67,534.00
3040 · Prepaid Assessments	25,365.35
<b>Total Other Current Liabilities</b>	103,973.35
<b>Total Current Liabilities</b>	141,511.95
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	181,711.93
<b>Total Long Term Liabilities</b>	181,711.93
<b>Total Liabilities</b>	323,223.88
<b>Equity</b>	
3900 · Retained Earnings	44,963.86
3990 · Operating Fund Balance	167,854.64
3996 · East side Maint Surplus	4,898.34
Net Income	6,785.27
<b>Total Equity</b>	224,502.11
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>547,725.99</b>

03/02/22

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

January 2022

	Jan 22	Budget	\$ Over Budget	Jan 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments	23,302.84	23,296.00	6.84	23,302.84	23,296.00	6.84	279,552.00
5013 · Reserve Assessments	7,500.00	7,500.00	0.00	7,500.00	7,500.00	0.00	30,000.00
5050 · Interest	20.63	0.00	20.63	20.63	0.00	20.63	0.00
<b>Total Income</b>	30,823.47	30,796.00	27.47	30,823.47	30,796.00	27.47	309,552.00
<b>Gross Profit</b>	30,823.47	30,796.00	27.47	30,823.47	30,796.00	27.47	309,552.00
<b>Expense</b>							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	4,850.00	5,000.00	(150.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,666.63	(1,666.63)	0.00	1,666.63	(1,666.63)	20,000.00
7130 · Mulch Common	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	663.60	541.63	121.97	663.60	541.63	121.97	6,500.00
7160 · Waterway Maintenance	385.07	390.00	(4.93)	385.07	390.00	(4.93)	4,680.00
<b>Total 7100 · Grounds</b>	5,898.67	8,514.89	(2,616.22)	5,898.67	8,514.89	(2,616.22)	102,180.00
7300 · Amenities Expense							
7310 · Pool Contract	450.00	450.00	0.00	450.00	450.00	0.00	5,400.00
7315 · Pool Repairs/Maintenance	0.00	333.37	(333.37)	0.00	333.37	(333.37)	4,000.00
7320 · Cabana/Pool Area Maintenance	500.00	583.37	(83.37)	500.00	583.37	(83.37)	7,000.00
7335 · Pool Permit	0.00	33.37	(33.37)	0.00	33.37	(33.37)	400.00
7340 · Common Property Maint & Repair	0.00	433.37	(433.37)	0.00	433.37	(433.37)	5,200.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7350 · Pool Heat	702.68	541.63	161.05	702.68	541.63	161.05	6,500.00
<b>Total 7300 · Amenities Expense</b>	1,652.68	2,625.11	(972.43)	1,652.68	2,625.11	(972.43)	31,500.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	971.54	1,000.00	(28.46)	971.54	1,000.00	(28.46)	12,000.00
7520 · Electric	372.83	375.00	(2.17)	372.83	375.00	(2.17)	4,500.00
7530 · Community Bulk Cable Contract	7,299.88	7,331.63	(31.75)	7,299.88	7,331.63	(31.75)	87,980.00
<b>Total 7500 · Utilities</b>	8,644.25	8,706.63	(62.38)	8,644.25	8,706.63	(62.38)	104,480.00

03/02/22

## Wisteria Park HOA Inc Profit & Loss Budget Performance

January 2022

	Jan 22	Budget	\$ Over Budget	Jan 22	YTD Budget	\$ Over Budget	Annual Budget
<b>7800 · Administration</b>							
7810 · Insurance - Property	925.18	959.00	(33.82)	925.18	959.00	(33.82)	11,508.00
7820 · Legal/Professional	200.00	541.63	(341.63)	200.00	541.63	(341.63)	6,500.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7830 · Division Fees	0.00	5.13	(5.13)	0.00	5.13	(5.13)	62.00
7850 · Property Taxes	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7870 · Management Fee-Common	1,331.00	1,331.00	0.00	1,331.00	1,331.00	0.00	15,972.00
7873 · Facility Rental	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7880 · Office Supplies, Postage, etc.	322.76	166.63	156.13	322.76	166.63	156.13	2,000.00
7885 · Bank Service Charge	26.45	29.13	(2.68)	26.45	29.13	(2.68)	350.00
7890 · Bad Debt Expense	83.37	83.37	0.00	83.37	83.37	0.00	1,000.00
<b>Total 7800 · Administration</b>	<b>2,888.76</b>	<b>3,449.15</b>	<b>(560.39)</b>	<b>2,888.76</b>	<b>3,449.15</b>	<b>(560.39)</b>	<b>41,392.00</b>
<b>Total 7000 · Disbursements</b>	<b>19,084.36</b>	<b>23,295.78</b>	<b>(4,211.42)</b>	<b>19,084.36</b>	<b>23,295.78</b>	<b>(4,211.42)</b>	<b>279,552.00</b>
<b>9000 · Transfer to Reserves</b>							
9001 · Transfer to Reserves	7,500.00	7,500.00	0.00	7,500.00	7,500.00	0.00	30,000.00
<b>Total 9000 · Transfer to Reserves</b>	<b>7,500.00</b>	<b>7,500.00</b>	<b>0.00</b>	<b>7,500.00</b>	<b>7,500.00</b>	<b>0.00</b>	<b>30,000.00</b>
<b>Total Expense</b>	<b>26,584.36</b>	<b>30,795.78</b>	<b>(4,211.42)</b>	<b>26,584.36</b>	<b>30,795.78</b>	<b>(4,211.42)</b>	<b>309,552.00</b>
<b>Net Ordinary Income</b>	<b>4,239.11</b>	<b>0.22</b>	<b>4,238.89</b>	<b>4,239.11</b>	<b>0.22</b>	<b>4,238.89</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
5011 · Supplemental Lot Assessments	10,464.16	10,464.16	0.00	10,464.16	10,464.16	0.00	125,570.00
<b>Total Other Income</b>	<b>10,464.16</b>	<b>10,464.16</b>	<b>0.00</b>	<b>10,464.16</b>	<b>10,464.16</b>	<b>0.00</b>	<b>125,570.00</b>
<b>Other Expense</b>							
<b>7000-S · Supplemental Lot Expenses</b>							
7111-S · Grounds Contract - Maint Free	7,704.00	7,666.66	37.34	7,704.00	7,666.66	37.34	92,000.00
7131-S · Mulch Maint Free	0.00	1,666.66	(1,666.66)	0.00	1,666.66	(1,666.66)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	0.00	416.66	(416.66)	0.00	416.66	(416.66)	5,000.00
7871-S · Management Fee-Maint Free	214.00	214.16	(0.16)	214.00	214.16	(0.16)	2,570.00
<b>Total 7000-S · Supplemental Lot Expenses</b>	<b>7,918.00</b>	<b>10,464.14</b>	<b>(2,546.14)</b>	<b>7,918.00</b>	<b>10,464.14</b>	<b>(2,546.14)</b>	<b>125,570.00</b>
<b>Total Other Expense</b>	<b>7,918.00</b>	<b>10,464.14</b>	<b>(2,546.14)</b>	<b>7,918.00</b>	<b>10,464.14</b>	<b>(2,546.14)</b>	<b>125,570.00</b>
<b>Net Other Income</b>	<b>2,546.16</b>	<b>0.02</b>	<b>2,546.14</b>	<b>2,546.16</b>	<b>0.02</b>	<b>2,546.14</b>	<b>0.00</b>
<b>Net Income</b>	<b>6,785.27</b>	<b>0.24</b>	<b>6,785.03</b>	<b>6,785.27</b>	<b>0.24</b>	<b>6,785.03</b>	<b>0.00</b>