



FINANCIAL REPORTS
February 28, 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.

03/24/22

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

As of February 28, 2022

	Feb 28, 22
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	143,442.33
1015 · Cadence Oper MM*1509	152,769.29
1019 · Due (to)/from Reserves	360.50
Total 1010 · Checking	296,572.12
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	92,052.87
1024 · Cadence Res MM*1441	90,030.07
1029 · Due (to)/from Operating	(360.50)
Total 1020 · Reserve Accounts	181,722.44
Total Checking/Savings	478,294.56
Accounts Receivable	2,882.23
Other Current Assets	
1050 · Prepaid Insurance	5,551.07
1210 · Utility Deposits	50.00
Total Other Current Assets	5,601.07
Total Current Assets	486,777.86
Other Assets	
1140 · Allowance for Bad Debt	(1,166.70)
Total Other Assets	(1,166.70)
TOTAL ASSETS	485,611.16
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	538.43
Other Current Liabilities	
3015 · Accrued Expense	11,574.00
3031 · Deferred Assessments	33,767.00
3040 · Prepaid Assessments	25,914.35
Total Other Current Liabilities	71,255.35
Total Current Liabilities	71,793.78
Long Term Liabilities	
3500 · Reserve Fund	181,722.44
Total Long Term Liabilities	181,722.44
Total Liabilities	253,516.22
Equity	
3900 · Retained Earnings	44,963.86
3990 · Operating Fund Balance	167,854.64
3996 · East side Maint Surplus	4,898.34
Net Income	14,378.10
Total Equity	232,094.94
TOTAL LIABILITIES & EQUITY	485,611.16

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Wisteria Park HOA Inc
Profit & Loss Budget Performance

February 2022

	Feb 22	Budget	\$ Over Budget	Jan - Feb 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	23,302.83	23,296.00	6.83	46,605.67	46,592.00	13.67	279,552.00
5013 · Reserve Assessments	0.00	0.00	0.00	7,500.00	7,500.00	0.00	30,000.00
5045 · Late Fee Income	167.01	0.00	167.01	167.01	0.00	167.01	0.00
5050 · Interest	18.23	0.00	18.23	38.86	0.00	38.86	0.00
Total Income	23,488.07	23,296.00	192.07	54,311.54	54,092.00	219.54	309,552.00
Gross Profit	23,488.07	23,296.00	192.07	54,311.54	54,092.00	219.54	309,552.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	9,700.00	10,000.00	(300.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,666.67	(1,666.67)	0.00	3,333.30	(3,333.30)	20,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	833.30	(833.30)	5,000.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	0.00	541.67	(541.67)	663.60	1,083.30	(419.70)	6,500.00
7160 · Waterway Maintenance	385.11	390.00	(4.89)	770.18	780.00	(9.82)	4,680.00
Total 7100 · Grounds	5,235.11	8,515.01	(3,279.90)	11,133.78	17,029.90	(5,896.12)	102,180.00
7300 · Amenities Expense							
7310 · Pool Contract	450.00	450.00	0.00	900.00	900.00	0.00	5,400.00
7315 · Pool Repairs/Maintenance	0.00	333.33	(333.33)	0.00	666.70	(666.70)	4,000.00
7320 · Cabana/Pool Area Maintenance	500.00	583.33	(83.33)	1,000.00	1,166.70	(166.70)	7,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	0.00	66.70	(66.70)	400.00
7340 · Common Property Maint & Repair	0.00	433.33	(433.33)	0.00	866.70	(866.70)	5,200.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
7350 · Pool Heat	1,122.30	541.67	580.63	1,824.98	1,083.30	741.68	6,500.00
Total 7300 · Amenities Expense	2,072.30	2,624.99	(552.69)	3,724.98	5,250.10	(1,525.12)	31,500.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	831.09	1,000.00	(168.91)	1,802.63	2,000.00	(197.37)	12,000.00
7520 · Electric	386.14	375.00	11.14	758.97	750.00	8.97	4,500.00
7530 · Community Bulk Cable Contract	7,299.88	7,331.67	(31.79)	14,599.76	14,663.30	(63.54)	87,980.00
Total 7500 · Utilities	8,517.11	8,706.67	(189.56)	17,161.36	17,413.30	(251.94)	104,480.00

03/24/22

Wisteria Park HOA Inc
Profit & Loss Budget Performance

February 2022

	Feb 22	Budget	\$ Over Budget	Jan - Feb 22	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	925.18	959.00	(33.82)	1,850.36	1,918.00	(67.64)	11,508.00
7820 · Legal/Professional	0.00	541.67	(541.67)	200.00	1,083.30	(883.30)	6,500.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	0.00	10.30	(10.30)	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
7870 · Management Fee-Common	1,331.00	1,331.00	0.00	2,662.00	2,662.00	0.00	15,972.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
7880 · Office Supplies, Postage, etc.	109.50	166.67	(57.17)	432.26	333.30	98.96	2,000.00
7885 · Bank Service Charge	9.45	29.17	(19.72)	35.90	58.30	(22.40)	350.00
7890 · Bad Debt Expense	83.33	83.33	0.00	166.70	166.70	0.00	1,000.00
Total 7800 · Administration	2,458.46	3,449.35	(990.89)	5,347.22	6,898.50	(1,551.28)	41,392.00
Total 7000 · Disbursements	18,282.98	23,296.02	(5,013.04)	37,367.34	46,591.80	(9,224.46)	279,552.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	7,500.00	7,500.00	0.00	30,000.00
Total 9000 · Transfer to Reserves	0.00	0.00	0.00	7,500.00	7,500.00	0.00	30,000.00
Total Expense	18,282.98	23,296.02	(5,013.04)	44,867.34	54,091.80	(9,224.46)	309,552.00
Net Ordinary Income	5,205.09	(0.02)	5,205.11	9,444.20	0.20	9,444.00	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	10,464.17	10,464.17	0.00	20,928.33	20,928.33	0.00	125,570.00
Total Other Income	10,464.17	10,464.17	0.00	20,928.33	20,928.33	0.00	125,570.00
Other Expense							
7000-S · Supplemental Lot Expenses							
7111-S · Grounds Contract - Maint Free	7,704.00	7,666.67	37.33	15,408.00	15,333.33	74.67	92,000.00
7131-S · Mulch Maint Free	0.00	1,666.67	(1,666.67)	0.00	3,333.33	(3,333.33)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	158.43	416.67	(258.24)	158.43	833.33	(674.90)	5,000.00
7871-S · Management Fee-Maint Free	214.00	214.17	(0.17)	428.00	428.33	(0.33)	2,570.00
Total 7000-S · Supplemental Lot Expenses	8,076.43	10,464.18	(2,387.75)	15,994.43	20,928.32	(4,933.89)	125,570.00
Total Other Expense	8,076.43	10,464.18	(2,387.75)	15,994.43	20,928.32	(4,933.89)	125,570.00
Net Other Income	2,387.74	(0.01)	2,387.75	4,933.90	0.01	4,933.89	0.00
Net Income	7,592.83	(0.03)	7,592.86	14,378.10	0.21	14,377.89	0.00