



FINANCIAL REPORTS
March 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.

04/20/22

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance
As of March 31, 2022

	Mar 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	161,950.98
1015 · Cadence Oper MM*1509	152,775.78
Total 1010 · Checking	314,726.76
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	88,400.13
1024 · Cadence Res MM*1441	90,033.89
Total 1020 · Reserve Accounts	178,434.02
Total Checking/Savings	493,160.78
Accounts Receivable	592.93
Other Current Assets	
1050 · Prepaid Insurance	4,625.89
1210 · Utility Deposits	50.00
Total Other Current Assets	4,675.89
Total Current Assets	498,429.60
Other Assets	
1140 · Allowance for Bad Debt	(1,250.03)
Total Other Assets	(1,250.03)
TOTAL ASSETS	497,179.57
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	1,127.50
Other Current Liabilities	
3015 · Accrued Expense	11,574.00
3040 · Prepaid Assessments	68,656.33
Total Other Current Liabilities	80,230.33
Total Current Liabilities	81,357.83
Long Term Liabilities	
3500 · Reserve Fund	178,434.02
Total Long Term Liabilities	178,434.02
Total Liabilities	259,791.85
Equity	
3900 · Retained Earnings	44,963.86
3990 · Operating Fund Balance	167,854.64
3996 · East side Maint Surplus	4,898.34
Net Income	19,670.88
Total Equity	237,387.72
TOTAL LIABILITIES & EQUITY	497,179.57

04/20/22

Wisteria Park HOA Inc
Profit & Loss Budget Performance

March 2022

	Mar 22	Budget	\$ Over Budget	Jan - Mar 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	23,302.83	23,296.00	6.83	69,908.50	69,888.00	20.50	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	3.36	0.00	3.36	170.37	0.00	170.37	0.00
5050 · Interest	18.47	0.00	18.47	57.33	0.00	57.33	0.00
Total Income	23,324.66	23,296.00	28.66	77,636.20	77,388.00	248.20	309,552.00
Gross Profit	23,324.66	23,296.00	28.66	77,636.20	77,388.00	248.20	309,552.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	14,550.00	15,000.00	(450.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,666.67	(1,666.67)	0.00	4,999.97	(4,999.97)	20,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	1,249.97	(1,249.97)	5,000.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	0.00	1,500.00	(1,500.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	337.44	541.67	(204.23)	1,001.04	1,624.97	(623.93)	6,500.00
7160 · Waterway Maintenance	385.11	390.00	(4.89)	1,155.29	1,170.00	(14.71)	4,680.00
Total 7100 · Grounds	5,572.55	8,515.01	(2,942.46)	16,706.33	25,544.91	(8,838.58)	102,180.00
7300 · Amenities Expense							
7310 · Pool Contract	637.64	450.00	187.64	1,537.64	1,350.00	187.64	5,400.00
7315 · Pool Repairs/Maintenance	1,080.00	333.33	746.67	1,080.00	1,000.03	79.97	4,000.00
7320 · Cabana/Pool Area Maintenance	500.00	583.33	(83.33)	1,500.00	1,750.03	(250.03)	7,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	0.00	100.03	(100.03)	400.00
7340 · Common Property Maint & Repair	627.50	433.33	194.17	627.50	1,300.03	(672.53)	5,200.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
7350 · Pool Heat	1,108.95	541.67	567.28	2,933.93	1,624.97	1,308.96	6,500.00
Total 7300 · Amenities Expense	3,954.09	2,624.99	1,329.10	7,679.07	7,875.09	(196.02)	31,500.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	864.81	1,000.00	(135.19)	2,667.44	3,000.00	(332.56)	12,000.00
7520 · Electric	353.93	375.00	(21.07)	1,112.90	1,125.00	(12.10)	4,500.00
7530 · Community Bulk Cable Contract	7,299.99	7,331.67	(31.68)	21,899.75	21,994.97	(95.22)	87,980.00
Total 7500 · Utilities	8,518.73	8,706.67	(187.94)	25,680.09	26,119.97	(439.88)	104,480.00

04/20/22

Wisteria Park HOA Inc
Profit & Loss Budget Performance

March 2022

	Mar 22	Budget	\$ Over Budget	Jan - Mar 22	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	925.18	959.00	(33.82)	2,775.54	2,877.00	(101.46)	11,508.00
7820 · Legal/Professional	0.00	541.67	(541.67)	200.00	1,624.97	(1,424.97)	6,500.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
7830 · Division Fees	61.25	5.17	56.08	61.25	15.47	45.78	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
7870 · Management Fee-Common	1,331.00	1,331.00	0.00	3,993.00	3,993.00	0.00	15,972.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
7880 · Office Supplies, Postage, etc.	119.92	166.67	(46.75)	552.18	499.97	52.21	2,000.00
7885 · Bank Service Charge	12.00	29.17	(17.17)	47.90	87.47	(39.57)	350.00
7890 · Bad Debt Expense	83.33	83.33	0.00	250.03	250.03	0.00	1,000.00
Total 7800 · Administration	2,532.68	3,449.35	(916.67)	7,879.90	10,347.85	(2,467.95)	41,392.00
Total 7000 · Disbursements	20,578.05	23,296.02	(2,717.97)	57,945.39	69,887.82	(11,942.43)	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	20,578.05	23,296.02	(2,717.97)	65,445.39	77,387.82	(11,942.43)	309,552.00
Net Ordinary Income	2,746.61	(0.02)	2,746.63	12,190.81	0.18	12,190.63	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	10,464.17	10,464.17	0.00	31,392.50	31,392.50	0.00	125,570.00
Total Other Income	10,464.17	10,464.17	0.00	31,392.50	31,392.50	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	23,112.00	23,000.00	112.00	92,000.00
7131-S · Mulch Maint Free	0.00	1,666.67	(1,666.67)	0.00	5,000.00	(5,000.00)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	0.00	1,500.00	(1,500.00)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	0.00	416.67	(416.67)	158.43	1,250.00	(1,091.57)	5,000.00
7871-S · Management Fee-Maint Free	214.00	214.17	(0.17)	642.00	642.50	(0.50)	2,570.00
Total 7000-S · Supplemental Lot Expenses	7,918.00	10,464.18	(2,546.18)	23,912.43	31,392.50	(7,480.07)	125,570.00
Total Other Expense	7,918.00	10,464.18	(2,546.18)	23,912.43	31,392.50	(7,480.07)	125,570.00
Net Other Income	2,546.17	(0.01)	2,546.18	7,480.07	0.00	7,480.07	0.00
Net Income	5,292.78	(0.03)	5,292.81	19,670.88	0.18	19,670.70	0.00