



**FINANCIAL REPORTS**  
**April 30, 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.**

05/18/22

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

As of April 30, 2022

	Apr 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Checking	
1013 · Centennial Oper*4972	178,730.85
1015 · Cadence Oper MM*1509	152,782.06
<b>Total 1010 · Checking</b>	331,512.91
<b>1020 · Reserve Accounts</b>	
1022 · Centennial Res MM*4980	95,907.62
1024 · Cadence Res MM*1441	90,037.59
<b>Total 1020 · Reserve Accounts</b>	185,945.21
<b>Total Checking/Savings</b>	517,458.12
<b>Accounts Receivable</b>	6,073.55
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	3,700.71
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	3,750.71
<b>Total Current Assets</b>	527,282.38
<b>Other Assets</b>	
1140 · Allowance for Bad Debt	(1,333.36)
<b>Total Other Assets</b>	(1,333.36)
<b>TOTAL ASSETS</b>	<b>525,949.02</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
3015 · Accrued Expense	11,574.00
3031 · Deferred Assessments	67,534.00
3040 · Prepaid Assessments	21,761.71
<b>Total Other Current Liabilities</b>	100,869.71
<b>Total Current Liabilities</b>	100,869.71
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	185,945.21
<b>Total Long Term Liabilities</b>	185,945.21
<b>Total Liabilities</b>	286,814.92
<b>Equity</b>	
3900 · Retained Earnings	44,963.86
3985 · Prior Period Adjustment	(3,790.88)
3986 · Prior Period Adj (East Side)	(1,160.00)
3990 · Operating Fund Balance	167,854.64
3996 · East side Maint Surplus	4,898.34
Net Income	26,368.14
<b>Total Equity</b>	239,134.10
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>525,949.02</b>

05/18/22

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

April 2022

	Apr 22	Budget	\$ Over Budget	Jan - Apr 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	93,211.34	93,184.00	27.34	279,552.00
5013 · Reserve Assessments	7,500.00	7,500.00	0.00	15,000.00	15,000.00	0.00	30,000.00
5045 · Late Fee Income	8.24	0.00	8.24	178.61	0.00	178.61	0.00
5050 · Interest	19.77	0.00	19.77	77.10	0.00	77.10	0.00
<b>Total Income</b>	30,830.85	30,796.00	34.85	108,467.05	108,184.00	283.05	309,552.00
<b>Gross Profit</b>	30,830.85	30,796.00	34.85	108,467.05	108,184.00	283.05	309,552.00
<b>Expense</b>							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	19,400.00	20,000.00	(600.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,666.67	(1,666.67)	0.00	6,666.64	(6,666.64)	20,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	1,666.64	(1,666.64)	5,000.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	(283.22)	541.67	(824.89)	717.82	2,166.64	(1,448.82)	6,500.00
7160 · Waterway Maintenance	385.11	390.00	(4.89)	1,540.40	1,560.00	(19.60)	4,680.00
<b>Total 7100 · Grounds</b>	4,951.89	8,515.01	(3,563.12)	21,658.22	34,059.92	(12,401.70)	102,180.00
7300 · Amenities Expense							
7310 · Pool Contract	262.36	450.00	(187.64)	1,800.00	1,800.00	0.00	5,400.00
7315 · Pool Repairs/Maintenance	547.64	333.33	214.31	1,627.64	1,333.36	294.28	4,000.00
7320 · Cabana/Pool Area Maintenance	500.00	583.33	(83.33)	2,000.00	2,333.36	(333.36)	7,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	0.00	133.36	(133.36)	400.00
7340 · Common Property Maint & Repair	0.00	433.33	(433.33)	627.50	1,733.36	(1,105.86)	5,200.00
7345 · Pressure Washing	976.50	250.00	726.50	976.50	1,000.00	(23.50)	3,000.00
7350 · Pool Heat	552.83	541.67	11.16	3,486.76	2,166.64	1,320.12	6,500.00
<b>Total 7300 · Amenities Expense</b>	2,839.33	2,624.99	214.34	10,518.40	10,500.08	18.32	31,500.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,015.02	1,000.00	15.02	3,682.46	4,000.00	(317.54)	12,000.00
7520 · Electric	369.46	375.00	(5.54)	1,482.36	1,500.00	(17.64)	4,500.00
7530 · Community Bulk Cable Contract	7,299.99	7,331.67	(31.68)	29,199.74	29,326.64	(126.90)	87,980.00
<b>Total 7500 · Utilities</b>	8,684.47	8,706.67	(22.20)	34,364.56	34,826.64	(462.08)	104,480.00

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

April 2022

	Apr 22	Budget	\$ Over Budget	Jan - Apr 22	YTD Budget	\$ Over Budget	Annual Budget
<b>7800 · Administration</b>							
7810 · Insurance - Property	925.18	959.00	(33.82)	3,700.72	3,836.00	(135.28)	11,508.00
7820 · Legal/Professional	350.00	541.67	(191.67)	550.00	2,166.64	(1,616.64)	6,500.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	61.25	20.64	40.61	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
7870 · Management Fee-Common	1,331.00	1,331.00	0.00	5,324.00	5,324.00	0.00	15,972.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
7880 · Office Supplies, Postage, etc.	119.40	166.67	(47.27)	671.58	666.64	4.94	2,000.00
7885 · Bank Service Charge	15.15	29.17	(14.02)	63.05	116.64	(53.59)	350.00
7890 · Bad Debt Expense	83.33	83.33	0.00	333.36	333.36	0.00	1,000.00
<b>Total 7800 · Administration</b>	<b>2,824.06</b>	<b>3,449.35</b>	<b>(625.29)</b>	<b>10,703.96</b>	<b>13,797.20</b>	<b>(3,093.24)</b>	<b>41,392.00</b>
<b>Total 7000 · Disbursements</b>	<b>19,299.75</b>	<b>23,296.02</b>	<b>(3,996.27)</b>	<b>77,245.14</b>	<b>93,183.84</b>	<b>(15,938.70)</b>	<b>279,552.00</b>
<b>9000 · Transfer to Reserves</b>							
9001 · Transfer to Reserves	7,500.00	7,500.00	0.00	15,000.00	15,000.00	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>15,000.00</b>	<b>15,000.00</b>	<b>0.00</b>	<b>30,000.00</b>
<b>Total Expense</b>	<b>26,799.75</b>	<b>30,796.02</b>	<b>(3,996.27)</b>	<b>92,245.14</b>	<b>108,183.84</b>	<b>(15,938.70)</b>	<b>309,552.00</b>
<b>Net Ordinary Income</b>	<b>4,031.10</b>	<b>(0.02)</b>	<b>4,031.12</b>	<b>16,221.91</b>	<b>0.16</b>	<b>16,221.75</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	41,856.66	41,856.66	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>41,856.66</b>	<b>41,856.66</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	30,816.00	30,666.66	149.34	92,000.00
7131-S · Mulch Maint Free	0.00	1,666.66	(1,666.66)	0.00	6,666.66	(6,666.66)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	(120.00)	416.66	(536.66)	38.43	1,666.66	(1,628.23)	5,000.00
7871-S · Management Fee-Maint Free	214.00	214.16	(0.16)	856.00	856.66	(0.66)	2,570.00
<b>Total 7000-S · Supplemental Lot Expenses</b>	<b>7,798.00</b>	<b>10,464.14</b>	<b>(2,666.14)</b>	<b>31,710.43</b>	<b>41,856.64</b>	<b>(10,146.21)</b>	<b>125,570.00</b>
<b>Total Other Expense</b>	<b>7,798.00</b>	<b>10,464.14</b>	<b>(2,666.14)</b>	<b>31,710.43</b>	<b>41,856.64</b>	<b>(10,146.21)</b>	<b>125,570.00</b>
<b>Net Other Income</b>	<b>2,666.16</b>	<b>0.02</b>	<b>2,666.14</b>	<b>10,146.23</b>	<b>0.02</b>	<b>10,146.21</b>	<b>0.00</b>
<b>Net Income</b>	<b>6,697.26</b>	<b>0.00</b>	<b>6,697.26</b>	<b>26,368.14</b>	<b>0.18</b>	<b>26,367.96</b>	<b>0.00</b>