



**FINANCIAL REPORTS**  
**May 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.**

06/24/22

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

As of May 31, 2022

	May 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	123,963.93
1015 · Cadence Oper MM*1509	152,788.55
Total 1010 · Checking	276,752.48
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	95,921.68
1024 · Cadence Res MM*1441	90,041.41
Total 1020 · Reserve Accounts	185,963.09
Total Checking/Savings	462,715.57
Accounts Receivable	4,815.75
Other Current Assets	
1050 · Prepaid Insurance	2,775.53
1210 · Utility Deposits	50.00
Total Other Current Assets	2,825.53
Total Current Assets	470,356.85
Other Assets	
1140 · Allowance for Bad Debt	(1,416.69)
Total Other Assets	(1,416.69)
<b>TOTAL ASSETS</b>	<b>468,940.16</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	2,347.29
Other Current Liabilities	
3015 · Accrued Expense	500.00
3031 · Deferred Assessments	33,767.00
3040 · Prepaid Assessments	25,927.71
Total Other Current Liabilities	60,194.71
Total Current Liabilities	62,542.00
Long Term Liabilities	
3500 · Reserve Fund	185,963.09
Total Long Term Liabilities	185,963.09
Total Liabilities	248,505.09
Equity	
3900 · Retained Earnings	44,963.86
3985 · Prior Period Adjustment	(8,223.38)
3986 · Prior Period Adj (East Side)	(19,356.00)
3990 · Operating Fund Balance	167,854.64
3996 · East side Maint Surplus	4,898.34
Net Income	30,297.61
Total Equity	220,435.07
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>468,940.16</b>

06/24/22

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

May 2022

	May 22	Budget	\$ Over Budget	Jan - May 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments	23,302.83	23,296.00	6.83	116,514.17	116,480.00	34.17	279,552.00
5013 · Reserve Assessments	0.00	0.00	0.00	15,000.00	15,000.00	0.00	30,000.00
5045 · Late Fee Income	276.20	0.00	276.20	454.81	0.00	454.81	0.00
5050 · Interest	19.06	0.00	19.06	96.16	0.00	96.16	0.00
<b>Total Income</b>	23,598.09	23,296.00	302.09	132,065.14	131,480.00	585.14	309,552.00
<b>Gross Profit</b>	23,598.09	23,296.00	302.09	132,065.14	131,480.00	585.14	309,552.00
<b>Expense</b>							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	24,250.00	25,000.00	(750.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	2,320.00	1,666.67	653.33	2,320.00	8,333.31	(6,013.31)	20,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	2,083.31	(2,083.31)	5,000.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	0.00	2,500.00	(2,500.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	230.48	541.67	(311.19)	948.30	2,708.31	(1,760.01)	6,500.00
7160 · Waterway Maintenance	385.11	390.00	(4.89)	1,925.51	1,950.00	(24.49)	4,680.00
<b>Total 7100 · Grounds</b>	7,785.59	8,515.01	(729.42)	29,443.81	42,574.93	(13,131.12)	102,180.00
7300 · Amenities Expense							
7310 · Pool Contract	450.00	450.00	0.00	2,250.00	2,250.00	0.00	5,400.00
7315 · Pool Repairs/Maintenance	150.00	333.33	(183.33)	1,777.64	1,666.69	110.95	4,000.00
7320 · Cabana/Pool Area Maintenance	500.00	583.33	(83.33)	2,500.00	2,916.69	(416.69)	7,000.00
7335 · Pool Permit	375.35	33.33	342.02	375.35	166.69	208.66	400.00
7340 · Common Property Maint & Repair	0.00	433.33	(433.33)	627.50	2,166.69	(1,539.19)	5,200.00
7345 · Pressure Washing	0.00	250.00	(250.00)	976.50	1,250.00	(273.50)	3,000.00
7350 · Pool Heat	320.90	541.67	(220.77)	3,807.66	2,708.31	1,099.35	6,500.00
<b>Total 7300 · Amenities Expense</b>	1,796.25	2,624.99	(828.74)	12,314.65	13,125.07	(810.42)	31,500.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	894.10	1,000.00	(105.90)	4,576.56	5,000.00	(423.44)	12,000.00
7520 · Electric	374.11	375.00	(0.89)	1,856.47	1,875.00	(18.53)	4,500.00
7530 · Community Bulk Cable Contract	7,392.63	7,331.67	60.96	36,592.37	36,658.31	(65.94)	87,980.00
<b>Total 7500 · Utilities</b>	8,660.84	8,706.67	(45.83)	43,025.40	43,533.31	(507.91)	104,480.00

06/24/22

**Wisteria Park HOA Inc**  
**Profit & Loss Budget Performance**  
 May 2022

	May 22	Budget	\$ Over Budget	Jan - May 22	YTD Budget	\$ Over Budget	Annual Budget
<b>7800 · Administration</b>							
7810 · Insurance - Property	925.18	959.00	(33.82)	4,625.90	4,795.00	(169.10)	11,508.00
7820 · Legal/Professional	1,425.00	541.67	883.33	1,975.00	2,708.31	(733.31)	6,500.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)	3,000.00
7830 · Division Fees	25.00	5.17	19.83	86.25	25.81	60.44	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	208.31	(208.31)	500.00
7870 · Management Fee-Common	1,331.00	1,331.00	0.00	6,655.00	6,655.00	0.00	15,972.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	208.31	(208.31)	500.00
7880 · Office Supplies, Postage, etc.	171.00	166.67	4.33	842.58	833.31	9.27	2,000.00
7885 · Bank Service Charge	11.60	29.17	(17.57)	74.65	145.81	(71.16)	350.00
7890 · Bad Debt Expense	83.33	83.33	0.00	416.69	416.69	0.00	1,000.00
<b>Total 7800 · Administration</b>	<b>3,972.11</b>	<b>3,449.35</b>	<b>522.76</b>	<b>14,676.07</b>	<b>17,246.55</b>	<b>(2,570.48)</b>	<b>41,392.00</b>
<b>Total 7000 · Disbursements</b>	<b>22,214.79</b>	<b>23,296.02</b>	<b>(1,081.23)</b>	<b>99,459.93</b>	<b>116,479.86</b>	<b>(17,019.93)</b>	<b>279,552.00</b>
<b>9000 · Transfer to Reserves</b>							
9001 · Transfer to Reserves	0.00	0.00	0.00	15,000.00	15,000.00	0.00	30,000.00
<b>Total 9000 · Transfer to Reserves</b>	<b>0.00</b>	<b>0.00</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>22,214.79</b>	<b>23,296.02</b>	<b>(1,081.23)</b>	<b>114,459.93</b>	<b>131,479.86</b>	<b>(17,019.93)</b>	<b>309,552.00</b>
<b>Net Ordinary Income</b>	<b>1,383.30</b>	<b>(0.02)</b>	<b>1,383.32</b>	<b>17,605.21</b>	<b>0.14</b>	<b>17,605.07</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
5011 · Supplemental Lot Assessments	10,464.17	10,464.17	0.00	52,320.83	52,320.83	0.00	125,570.00
<b>Total Other Income</b>	<b>10,464.17</b>	<b>10,464.17</b>	<b>0.00</b>	<b>52,320.83</b>	<b>52,320.83</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	7,666.67	37.33	38,520.00	38,333.33	186.67	92,000.00
7131-S · Mulch Maint Free	0.00	1,666.67	(1,666.67)	0.00	8,333.33	(8,333.33)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	0.00	2,500.00	(2,500.00)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	0.00	416.67	(416.67)	38.43	2,083.33	(2,044.90)	5,000.00
7871-S · Management Fee-Maint Free	214.00	214.17	(0.17)	1,070.00	1,070.83	(0.83)	2,570.00
<b>Total 7000-S · Supplemental Lot Expenses</b>	<b>7,918.00</b>	<b>10,464.18</b>	<b>(2,546.18)</b>	<b>39,628.43</b>	<b>52,320.82</b>	<b>(12,692.39)</b>	<b>125,570.00</b>
<b>Total Other Expense</b>	<b>7,918.00</b>	<b>10,464.18</b>	<b>(2,546.18)</b>	<b>39,628.43</b>	<b>52,320.82</b>	<b>(12,692.39)</b>	<b>125,570.00</b>
<b>Net Other Income</b>	<b>2,546.17</b>	<b>(0.01)</b>	<b>2,546.18</b>	<b>12,692.40</b>	<b>0.01</b>	<b>12,692.39</b>	<b>0.00</b>
<b>Net Income</b>	<b>3,929.47</b>	<b>(0.03)</b>	<b>3,929.50</b>	<b>30,297.61</b>	<b>0.15</b>	<b>30,297.46</b>	<b>0.00</b>