



FINANCIAL REPORTS
June 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.

07/18/22

Wisteria Park HOA Inc

Statement of Assets, Liabilities, & Fund Balance

As of June 30, 2022

	Jun 30, 22
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	131,580.33
1015 · Cadence Oper MM*1509	152,796.71
1019 · Due (to)/from Reserves	3,333.00
Total 1010 · Checking	287,710.04
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	95,949.27
1024 · Cadence Res MM*1441	90,046.22
1029 · Due (to)/from Operating	(3,333.00)
Total 1020 · Reserve Accounts	182,662.49
Total Checking/Savings	470,372.53
Accounts Receivable	35.69
Other Current Assets	
1050 · Prepaid Insurance	1,850.35
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	985.00
Total Other Current Assets	2,885.35
Total Current Assets	473,293.57
Other Assets	
1140 · Allowance for Bad Debt	(500.02)
Total Other Assets	(500.02)
TOTAL ASSETS	472,793.55
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	3,834.00
Other Current Liabilities	
3015 · Accrued Expense	500.00
3040 · Prepaid Assessments	56,263.71
Total Other Current Liabilities	56,763.71
Total Current Liabilities	60,597.71
Long Term Liabilities	
3500 · Reserve Fund	182,662.49
Total Long Term Liabilities	182,662.49
Total Liabilities	243,260.20
Equity	
3990 · Operating Fund Balance	184,666.53
3996 · East side Maint Surplus	6,469.93
Net Income	38,396.89
Total Equity	229,533.35
TOTAL LIABILITIES & EQUITY	472,793.55

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
June 2022

	Jun 22	Budget	\$ Over Budget	Jan - Jun 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	23,302.83	23,296.00	6.83	139,817.00	139,776.00	41.00	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	0.00	0.00	0.00	454.81	0.00	454.81	0.00
5050 · Interest	19.19	0.00	19.19	115.35	0.00	115.35	0.00
Total Income	23,322.02	23,296.00	26.02	155,387.16	154,776.00	611.16	309,552.00
Gross Profit	23,322.02	23,296.00	26.02	155,387.16	154,776.00	611.16	309,552.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	29,100.00	30,000.00	(900.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,666.67	(1,666.67)	2,320.00	9,999.98	(7,679.98)	20,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	2,499.98	(2,499.98)	5,000.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	0.00	3,000.00	(3,000.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	226.90	541.67	(314.77)	1,175.20	3,249.98	(2,074.78)	6,500.00
7160 · Waterway Maintenance	385.11	390.00	(4.89)	2,310.62	2,340.00	(29.38)	4,680.00
Total 7100 · Grounds	5,462.01	8,515.01	(3,053.00)	34,905.82	51,089.94	(16,184.12)	102,180.00
7300 · Amenities Expense							
7310 · Pool Contract	450.00	450.00	0.00	2,700.00	2,700.00	0.00	5,400.00
7315 · Pool Repairs/Maintenance	0.00	333.33	(333.33)	1,777.64	2,000.02	(222.38)	4,000.00
7320 · Cabana/Pool Area Maintenance	500.00	583.33	(83.33)	3,000.00	3,500.02	(500.02)	7,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.35	200.02	175.33	400.00
7340 · Common Property Maint & Repair	0.00	433.33	(433.33)	627.50	2,600.02	(1,972.52)	5,200.00
7345 · Pressure Washing	0.00	250.00	(250.00)	976.50	1,500.00	(523.50)	3,000.00
7350 · Pool Heat	161.76	541.67	(379.91)	3,969.42	3,249.98	719.44	6,500.00
Total 7300 · Amenities Expense	1,111.76	2,624.99	(1,513.23)	13,426.41	15,750.06	(2,323.65)	31,500.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	974.84	1,000.00	(25.16)	5,551.40	6,000.00	(448.60)	12,000.00
7520 · Electric	388.11	375.00	13.11	2,244.58	2,250.00	(5.42)	4,500.00
7530 · Community Bulk Cable Contract	7,380.59	7,331.67	48.92	43,972.96	43,989.98	(17.02)	87,980.00
Total 7500 · Utilities	8,743.54	8,706.67	36.87	51,768.94	52,239.98	(471.04)	104,480.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
June 2022

	Jun 22	Budget	\$ Over Budget	Jan - Jun 22	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	925.18	959.00	(33.82)	5,551.08	5,754.00	(202.92)	11,508.00
7820 · Legal/Professional	0.00	541.67	(541.67)	1,975.00	3,249.98	(1,274.98)	6,500.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	86.25	30.98	55.27	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	249.98	(249.98)	500.00
7870 · Management Fee-Common	1,331.00	1,331.00	0.00	7,986.00	7,986.00	0.00	15,972.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	249.98	(249.98)	500.00
7880 · Office Supplies, Postage, etc.	110.59	166.67	(56.08)	953.17	999.98	(46.81)	2,000.00
7885 · Bank Service Charge	1.50	29.17	(27.67)	76.15	174.98	(98.83)	350.00
7890 · Bad Debt Expense	83.33	83.33	0.00	500.02	500.02	0.00	1,000.00
Total 7800 · Administration	2,451.60	3,449.35	(997.75)	17,127.67	20,695.90	(3,568.23)	41,392.00
Total 7000 · Disbursements	17,768.91	23,296.02	(5,527.11)	117,228.84	139,775.88	(22,547.04)	279,552.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	15,000.00	15,000.00	0.00	30,000.00
Total 9000 · Transfer to Reserves	0.00	0.00	0.00	15,000.00	15,000.00	0.00	30,000.00
Total Expense	17,768.91	23,296.02	(5,527.11)	132,228.84	154,775.88	(22,547.04)	309,552.00
Net Ordinary Income	5,553.11	(0.02)	5,553.13	23,158.32	0.12	23,158.20	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	10,464.17	10,464.17	0.00	62,785.00	62,785.00	0.00	125,570.00
Total Other Income	10,464.17	10,464.17	0.00	62,785.00	62,785.00	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	46,224.00	46,000.00	224.00	92,000.00
7131-S · Mulch Maint Free	0.00	1,666.67	(1,666.67)	0.00	10,000.00	(10,000.00)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	0.00	3,000.00	(3,000.00)	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	0.00	416.67	(416.67)	38.43	2,500.00	(2,461.57)	5,000.00
7871-S · Management Fee-Maint Free	214.00	214.17	(0.17)	1,284.00	1,285.00	(1.00)	2,570.00
Total 7000-S · Supplemental Lot Expenses	7,918.00	10,464.18	(2,546.18)	47,546.43	62,785.00	(15,238.57)	125,570.00
Total Other Expense	7,918.00	10,464.18	(2,546.18)	47,546.43	62,785.00	(15,238.57)	125,570.00
Net Other Income	2,546.17	(0.01)	2,546.18	15,238.57	0.00	15,238.57	0.00
Net Income	8,099.28	(0.03)	8,099.31	38,396.89	0.12	38,396.77	0.00