



FINANCIAL REPORTS
August 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.

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

As of August 31, 2022

	Aug 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	135,636.27
1015 · Cadence Oper MM*1509	152,829.16
Total 1010 · Checking	288,465.43
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	100,174.98
1024 · Cadence Res MM*1441	90,060.34
Total 1020 · Reserve Accounts	190,235.32
Total Checking/Savings	478,700.75
Accounts Receivable	
1040 · Assessment Receivable	1,789.76
Total Accounts Receivable	1,789.76
Other Current Assets	
1050 · Prepaid Insurance	11,457.45
1210 · Utility Deposits	50.00
Total Other Current Assets	11,507.45
Total Current Assets	491,997.96
Other Assets	
1140 · Allowance for Bad Debt	(666.68)
Total Other Assets	(666.68)
TOTAL ASSETS	491,331.28
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	20,541.46
Total Accounts Payable	20,541.46
Other Current Liabilities	
3015 · Accrued Expense	1,000.00
3031 · Deferred Assessments	33,767.00
3040 · Prepaid Assessments	17,913.71
Total Other Current Liabilities	52,680.71
Total Current Liabilities	73,222.17
Long Term Liabilities	
3500 · Reserve Fund	190,235.32
Total Long Term Liabilities	190,235.32
Total Liabilities	263,457.49
Equity	
3990 · Operating Fund Balance	184,666.53
3996 · East side Maint Surplus	6,469.93
Net Income	36,737.33
Total Equity	227,873.79
TOTAL LIABILITIES & EQUITY	491,331.28

Wisteria Park HOA Inc
Profit & Loss Budget Performance
 August 2022

	<u>Aug 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budg...</u>
Ordinary Income/Expense							
Income							
5010 · Assessments	23,302.83	23,296.00	6.83	186,422.66	186,368.00	54.66	279,552.00
5013 · Reserve Assessments	0.00	0.00	0.00	22,500.00	22,500.00	0.00	30,000.00
5040 · Other	0.00	0.00	0.00	10.00	0.00	10.00	0.00
5045 · Late Fee Income	206.79	0.00	206.79	661.60	0.00	661.60	0.00
5050 · Interest	32.90	0.00	32.90	176.80	0.00	176.80	0.00
Total Income	<u>23,542.52</u>	<u>23,296.00</u>	<u>246.52</u>	<u>209,771.06</u>	<u>208,868.00</u>	<u>903.06</u>	<u>309,552.00</u>
Gross Profit	23,542.52	23,296.00	246.52	209,771.06	208,868.00	903.06	309,552.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	38,800.00	40,000.00	(1,200.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	2,200.00	1,666.67	533.33	4,520.00	13,333.32	(8,813.32)	20,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	3,333.32	(3,333.32)	5,000.00
7140 · Palm Tree Trimming	4,375.00	500.00	3,875.00	4,375.00	4,000.00	375.00	6,000.00
7150 · Irrigation Repairs & Maint-Comm	989.60	541.67	447.93	2,164.80	4,333.32	(2,168.52)	6,500.00
7160 · Waterway Maintenance	396.66	390.00	6.66	3,092.39	3,120.00	(27.61)	4,680.00
Total 7100 · Grounds	<u>12,811.26</u>	<u>8,515.01</u>	<u>4,296.25</u>	<u>52,952.19</u>	<u>68,119.96</u>	<u>(15,167.77)</u>	<u>102,180.00</u>
7300 · Amenities Expense							
7310 · Pool Contract	450.00	450.00	0.00	3,600.00	3,600.00	0.00	5,400.00
7315 · Pool Repairs/Maintenance	136.92	333.33	(196.41)	1,914.56	2,666.68	(752.12)	4,000.00
7320 · Cabana/Pool Area Maintenance	500.00	583.33	(83.33)	4,000.00	4,666.68	(666.68)	7,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.35	266.68	108.67	400.00
7340 · Common Property Maint & Repair	0.00	433.33	(433.33)	627.50	3,466.68	(2,839.18)	5,200.00
7345 · Pressure Washing	0.00	250.00	(250.00)	976.50	2,000.00	(1,023.50)	3,000.00
7350 · Pool Heat	122.65	541.67	(419.02)	4,231.08	4,333.32	(102.24)	6,500.00
Total 7300 · Amenities Expense	<u>1,209.57</u>	<u>2,624.99</u>	<u>(1,415.42)</u>	<u>15,724.99</u>	<u>21,000.04</u>	<u>(5,275.05)</u>	<u>31,500.00</u>
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	812.55	1,000.00	(187.45)	6,593.10	8,000.00	(1,406.90)	12,000.00
7511 · Water - Pool House	114.40	0.00	114.40	928.48	0.00	928.48	0.00
7520 · Electric	412.79	375.00	37.79	3,046.95	3,000.00	46.95	4,500.00
7530 · Community Bulk Cable Contract	7,380.59	7,331.67	48.92	58,734.14	58,653.32	80.82	87,980.00
Total 7500 · Utilities	<u>8,720.33</u>	<u>8,706.67</u>	<u>13.66</u>	<u>69,302.67</u>	<u>69,653.32</u>	<u>(350.65)</u>	<u>104,480.00</u>

Wisteria Park HOA Inc
Profit & Loss Budget Performance
 August 2022

	Aug 22	Budget	\$ Over Budget	Jan - Aug 22	YTD Budget	\$ Over Budget	Annual Budg...
7800 · Administration							
7810 · Insurance - Property	925.18	959.00	(33.82)	7,401.43	7,672.00	(270.57)	11,508.00
7820 · Legal/Professional	1,425.00	541.67	883.33	3,400.00	4,333.32	(933.32)	6,500.00
7825 · Accounting Services	2,550.00	250.00	2,300.00	2,550.00	2,000.00	550.00	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	86.25	41.32	44.93	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
7870 · Management Fee-Common	1,331.00	1,331.00	0.00	10,648.00	10,648.00	0.00	15,972.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
7880 · Office Supplies, Postage, etc.	161.45	166.67	(5.22)	1,220.86	1,333.32	(112.46)	2,000.00
7885 · Bank Service Charge	3.20	29.17	(25.97)	115.65	233.32	(117.67)	350.00
7890 · Bad Debt Expense	83.33	83.33	0.00	666.68	666.68	0.00	1,000.00
Total 7800 · Administration	6,479.16	3,449.35	3,029.81	26,088.87	27,594.60	(1,505.73)	41,392.00
Total 7000 · Disbursements	29,220.32	23,296.02	5,924.30	164,068.72	186,367.92	(22,299.20)	279,552.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	22,500.00	22,500.00	0.00	30,000.00
Total 9000 · Transfer to Reserves	0.00	0.00	0.00	22,500.00	22,500.00	0.00	30,000.00
Total Expense	29,220.32	23,296.02	5,924.30	186,568.72	208,867.92	(22,299.20)	309,552.00
Net Ordinary Income	(5,677.80)	(0.02)	(5,677.78)	23,202.34	0.08	23,202.26	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	10,464.17	10,464.17	0.00	83,713.34	83,713.33	0.01	125,570.00
Total Other Income	10,464.17	10,464.17	0.00	83,713.34	83,713.33	0.01	125,570.00
Other Expense							
7000-S · Supplemental Lot Expenses							
7111-S · Grounds Contract - Maint Free	7,704.00	7,666.67	37.33	61,632.00	61,333.33	298.67	92,000.00
7131-S · Mulch Maint Free	0.00	1,666.67	(1,666.67)	0.00	13,333.33	(13,333.33)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	5,880.00	500.00	5,380.00	5,880.00	4,000.00	1,880.00	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	180.85	416.67	(235.82)	954.35	3,333.33	(2,378.98)	5,000.00
7871-S · Management Fee-Maint Free	214.00	214.17	(0.17)	1,712.00	1,713.33	(1.33)	2,570.00
Total 7000-S · Supplemental Lot Expenses	13,978.85	10,464.18	3,514.67	70,178.35	83,713.32	(13,534.97)	125,570.00
Total Other Expense	13,978.85	10,464.18	3,514.67	70,178.35	83,713.32	(13,534.97)	125,570.00
Net Other Income	(3,514.68)	(0.01)	(3,514.67)	13,534.99	0.01	13,534.98	0.00
Net Income	(9,192.48)	(0.03)	(9,192.45)	36,737.33	0.09	36,737.24	0.00