



FINANCIAL REPORTS
November 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.

12/20/22

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance
As of November 30, 2022

	Nov 30, 22
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	110,152.89
1015 · Cadence Oper MM*1509	152,886.32
Total 1010 · Checking	263,039.21
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	107,979.40
1024 · Cadence Res MM*1441	90,094.02
Total 1020 · Reserve Accounts	198,073.42
Total Checking/Savings	461,112.63
Accounts Receivable	
1040 · Assessment Receivable	3,621.47
Total Accounts Receivable	3,621.47
Other Current Assets	
1050 · Prepaid Insurance	8,593.09
1210 · Utility Deposits	50.00
Total Other Current Assets	8,643.09
Total Current Assets	473,377.19
Other Assets	
1140 · Allowance for Bad Debt	(916.67)
Total Other Assets	(916.67)
TOTAL ASSETS	472,460.52
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,660.44
Total Accounts Payable	1,660.44
Other Current Liabilities	
3015 · Accrued Expense	500.00
3031 · Deferred Assessments	33,767.00
3040 · Prepaid Assessments	8,385.61
Total Other Current Liabilities	42,652.61
Total Current Liabilities	44,313.05
Long Term Liabilities	
3500 · Reserve Fund	198,073.42
Total Long Term Liabilities	198,073.42
Total Liabilities	242,386.47
Equity	
3990 · Operating Fund Balance	184,666.53
3996 · East side Maint Surplus	6,469.93
Net Income	38,937.59
Total Equity	230,074.05
TOTAL LIABILITIES & EQUITY	472,460.52

12/20/22

Wisteria Park HOA Inc
Profit & Loss Budget Performance
 November 2022

	Nov 22	Budget	\$ Over Budget	Jan - Nov 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	23,302.84	23,296.00	6.84	256,331.18	256,256.00	75.18	279,552.00
5013 · Reserve Assessments	0.00	0.00	0.00	30,000.00	30,000.00	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	928.79	0.00	928.79	0.00
5050 · Interest	40.79	0.00	40.79	296.51	0.00	296.51	0.00
Total Income	<u>23,550.42</u>	<u>23,296.00</u>	<u>254.42</u>	<u>287,566.48</u>	<u>286,256.00</u>	<u>1,310.48</u>	<u>309,552.00</u>
Gross Profit	23,550.42	23,296.00	254.42	287,566.48	286,256.00	1,310.48	309,552.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	53,350.00	55,000.00	(1,650.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	5,151.85	1,666.67	3,485.18	20,761.85	18,333.33	2,428.52	20,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	4,583.33	(4,583.33)	5,000.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	4,375.00	5,500.00	(1,125.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	0.00	541.67	(541.67)	2,284.95	5,958.33	(3,673.38)	6,500.00
7160 · Waterway Maintenance	396.66	390.00	6.66	4,282.37	4,290.00	(7.63)	4,680.00
Total 7100 · Grounds	<u>10,398.51</u>	<u>8,515.01</u>	<u>1,883.50</u>	<u>85,054.17</u>	<u>93,664.99</u>	<u>(8,610.82)</u>	<u>102,180.00</u>
7300 · Amenities Expense							
7310 · Pool Contract	450.00	450.00	0.00	4,950.00	4,950.00	0.00	5,400.00
7315 · Pool Repairs/Maintenance	405.69	333.33	72.36	2,793.79	3,666.67	(872.88)	4,000.00
7320 · Cabana/Pool Area Maintenance	1,200.00	583.33	616.67	6,819.32	6,416.67	402.65	7,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.35	366.67	8.68	400.00
7340 · Common Property Maint & Repair	25.00	433.33	(408.33)	947.75	4,766.67	(3,818.92)	5,200.00
7345 · Pressure Washing	0.00	250.00	(250.00)	976.50	2,750.00	(1,773.50)	3,000.00
7350 · Pool Heat	384.99	541.67	(156.68)	4,923.61	5,958.33	(1,034.72)	6,500.00
Total 7300 · Amenities Expense	<u>2,465.68</u>	<u>2,624.99</u>	<u>(159.31)</u>	<u>21,786.32</u>	<u>28,875.01</u>	<u>(7,088.69)</u>	<u>31,500.00</u>
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	788.81	1,000.00	(211.19)	9,209.78	11,000.00	(1,790.22)	12,000.00
7511 · Water - Pool House	87.97	0.00	87.97	1,218.06	0.00	1,218.06	0.00
7520 · Electric	366.97	375.00	(8.03)	4,138.24	4,125.00	13.24	4,500.00
7530 · Community Bulk Cable Contract	7,380.59	7,331.67	48.92	80,875.91	80,648.33	227.58	87,980.00
Total 7500 · Utilities	<u>8,624.34</u>	<u>8,706.67</u>	<u>(82.33)</u>	<u>95,441.99</u>	<u>95,773.33</u>	<u>(331.34)</u>	<u>104,480.00</u>

12/20/22

Wisteria Park HOA Inc
Profit & Loss Budget Performance
 November 2022

	Nov 22	Budget	\$ Over Budget	Jan - Nov 22	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	954.79	959.00	(4.21)	10,265.79	10,549.00	(283.21)	11,508.00
7820 · Legal/Professional	630.00	541.67	88.33	5,471.00	5,958.33	(487.33)	6,500.00
7825 · Accounting Services	0.00	250.00	(250.00)	2,550.00	2,750.00	(200.00)	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	86.25	56.83	29.42	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
7870 · Management Fee-Common	1,331.00	1,331.00	0.00	14,641.00	14,641.00	0.00	15,972.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
7880 · Office Supplies, Postage, etc.	369.95	166.67	203.28	1,818.02	1,833.33	(15.31)	2,000.00
7885 · Bank Service Charge	9.65	29.17	(19.52)	144.65	320.83	(176.18)	350.00
7890 · Bad Debt Expense	83.33	83.33	0.00	916.67	916.67	0.00	1,000.00
Total 7800 · Administration	<u>3,378.72</u>	<u>3,449.35</u>	<u>(70.63)</u>	<u>35,893.38</u>	<u>37,942.65</u>	<u>(2,049.27)</u>	<u>41,392.00</u>
Total 7000 · Disbursements	24,867.25	23,296.02	1,571.23	238,175.86	256,255.98	(18,080.12)	279,552.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	30,000.00	30,000.00	0.00	30,000.00
Total 9000 · Transfer to Reserves	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>30,000.00</u>	<u>30,000.00</u>	<u>0.00</u>	<u>30,000.00</u>
Total Expense	<u>24,867.25</u>	<u>23,296.02</u>	<u>1,571.23</u>	<u>268,175.86</u>	<u>286,255.98</u>	<u>(18,080.12)</u>	<u>309,552.00</u>
Net Ordinary Income	(1,316.83)	(0.02)	(1,316.81)	19,390.62	0.02	19,390.60	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	10,464.16	10,464.17	(0.01)	115,105.82	115,105.83	(0.01)	125,570.00
Total Other Income	10,464.16	10,464.17	(0.01)	115,105.82	115,105.83	(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	84,744.00	84,333.33	410.67	92,000.00
7131-S · Mulch Maint Free	0.00	1,666.67	(1,666.67)	0.00	18,333.33	(18,333.33)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	6,980.00	5,500.00	1,480.00	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	142.00	416.67	(274.67)	1,480.85	4,583.33	(3,102.48)	5,000.00
7871-S · Management Fee-Maint Free	214.00	214.17	(0.17)	2,354.00	2,355.83	(1.83)	2,570.00
Total 7000-S · Supplemental Lot Expenses	<u>8,060.00</u>	<u>10,464.18</u>	<u>(2,404.18)</u>	<u>95,558.85</u>	<u>115,105.82</u>	<u>(19,546.97)</u>	<u>125,570.00</u>
Total Other Expense	8,060.00	10,464.18	(2,404.18)	95,558.85	115,105.82	(19,546.97)	125,570.00
Net Other Income	<u>2,404.16</u>	<u>(0.01)</u>	<u>2,404.17</u>	<u>19,546.97</u>	<u>0.01</u>	<u>19,546.96</u>	<u>0.00</u>
Net Income	<u><u>1,087.33</u></u>	<u><u>(0.03)</u></u>	<u><u>1,087.36</u></u>	<u><u>38,937.59</u></u>	<u><u>0.03</u></u>	<u><u>38,937.56</u></u>	<u><u>0.00</u></u>