



**FINANCIAL REPORTS**  
**December 31, 2022**

**TABLE OF CONTENTS:**

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

**Prepared By: Sunstate Association Management Group, Inc.**

01/18/23

**Wisteria Park HOA Inc**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of December 31, 2022

|  | Dec 31, 22        |
|--|-------------------|
| <b>ASSETS</b>                          |                   |
| <b>Current Assets</b>                  |                   |
| <b>Checking/Savings</b>                |                   |
| 1010 · Checking                        |                   |
| 1013 · Centennial Oper*4972            | 104,641.45        |
| 1015 · Cadence Oper MM*1509            | 152,905.80        |
| 1019 · Due (to)/from Reserves          | 3,271.24          |
| <b>Total 1010 · Checking</b>           | 260,818.49        |
| <b>1020 · Reserve Accounts</b>         |                   |
| 1022 · Centennial Res MM*4980          | 108,134.56        |
| 1024 · Cadence Res MM*1441             | 90,105.50         |
| 1029 · Due (to)/from Operating         | (3,271.24)        |
| <b>Total 1020 · Reserve Accounts</b>   | 194,968.82        |
| <b>Total Checking/Savings</b>          | 455,787.31        |
| <b>Accounts Receivable</b>             |                   |
| 1040 · Assessment Receivable           | 871.97            |
| <b>Total Accounts Receivable</b>       | 871.97            |
| <b>Other Current Assets</b>            |                   |
| 1050 · Prepaid Insurance               | 7,638.30          |
| 1055 · Prepaid Expenses                | 250.00            |
| 1210 · Utility Deposits                | 50.00             |
| <b>Total Other Current Assets</b>      | 7,938.30          |
| <b>Total Current Assets</b>            | 464,597.58        |
| <b>Other Assets</b>                    |                   |
| 1140 · Allowance for Bad Debt          | (1,000.00)        |
| <b>Total Other Assets</b>              | (1,000.00)        |
| <b>TOTAL ASSETS</b>                    | <b>463,597.58</b> |
| <b>LIABILITIES &amp; EQUITY</b>        |                   |
| <b>Liabilities</b>                     |                   |
| <b>Current Liabilities</b>             |                   |
| <b>Accounts Payable</b>                |                   |
| 3010 · Accounts Payable                | 9,547.82          |
| <b>Total Accounts Payable</b>          | 9,547.82          |
| <b>Other Current Liabilities</b>       |                   |
| 3015 · Accrued Expense                 | 500.00            |
| 3040 · Prepaid Assessments             | 53,621.71         |
| <b>Total Other Current Liabilities</b> | 54,121.71         |
| <b>Total Current Liabilities</b>       | 63,669.53         |
| <b>Long Term Liabilities</b>           |                   |
| 3500 · Reserve Fund                    | 194,968.82        |
| <b>Total Long Term Liabilities</b>     | 194,968.82        |
| <b>Total Liabilities</b>               | 258,638.35        |
| <b>Equity</b>                          |                   |
| 3990 · Operating Fund Balance          | 184,666.53        |
| 3996 · East side Maint Surplus         | 6,469.93          |
| Net Income                             | 13,822.77         |
| <b>Total Equity</b>                    | 204,959.23        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <b>463,597.58</b> |

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

December 2022

|   | Dec 22             | Budget           | \$ Over Budget     | Jan - Dec 22      | YTD Budget        | \$ Over Budget     | Annual Budget     |
|---|--------------------|------------------|--------------------|-------------------|-------------------|--------------------|-------------------|
| <b>Ordinary Income/Expense</b>                  |                    |                  |                    |                   |                   |                    |                   |
| <b>Income</b>                                   |                    |                  |                    |                   |                   |                    |                   |
| 5010 · Assessments                              | 23,302.82          | 23,296.00        | 6.82               | 279,634.00        | 279,552.00        | 82.00              | 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                          | 83.36              | 0.00             | 83.36              | 1,012.15          | 0.00              | 1,012.15           | 0.00              |
| 5050 · Interest                                 | 39.87              | 0.00             | 39.87              | 336.38            | 0.00              | 336.38             | 0.00              |
| <b>Total Income</b>                             | <b>23,426.05</b>   | <b>23,296.00</b> | <b>130.05</b>      | <b>310,992.53</b> | <b>309,552.00</b> | <b>1,440.53</b>    | <b>309,552.00</b> |
| <b>Gross Profit</b>                             | <b>23,426.05</b>   | <b>23,296.00</b> | <b>130.05</b>      | <b>310,992.53</b> | <b>309,552.00</b> | <b>1,440.53</b>    | <b>309,552.00</b> |
| <b>Expense</b>                                  |                    |                  |                    |                   |                   |                    |                   |
| <b>7000 · Disbursements</b>                     |                    |                  |                    |                   |                   |                    |                   |
| <b>7100 · Grounds</b>                           |                    |                  |                    |                   |                   |                    |                   |
| 7110 · Grounds Contract Common Area             | 4,850.00           | 5,000.00         | (150.00)           | 58,200.00         | 60,000.00         | (1,800.00)         | 60,000.00         |
| 7125 · Landscape-Renew/Replace/Remove           | 5,000.00           | 1,666.67         | 3,333.33           | 25,484.07         | 20,000.00         | 5,484.07           | 20,000.00         |
| 7130 · Mulch Common                             | 5,350.00           | 416.67           | 4,933.33           | 5,350.00          | 5,000.00          | 350.00             | 5,000.00          |
| 7140 · Palm Tree Trimming                       | 0.00               | 500.00           | (500.00)           | 4,375.00          | 6,000.00          | (1,625.00)         | 6,000.00          |
| 7150 · Irrigation Repairs & Maint-Comm          | 61.37              | 541.67           | (480.30)           | 2,346.32          | 6,500.00          | (4,153.68)         | 6,500.00          |
| 7160 · Waterway Maintenance                     | 1,246.66           | 390.00           | 856.66             | 5,529.03          | 4,680.00          | 849.03             | 4,680.00          |
| <b>Total 7100 · Grounds</b>                     | <b>16,508.03</b>   | <b>8,515.01</b>  | <b>7,993.02</b>    | <b>101,284.42</b> | <b>102,180.00</b> | <b>(895.58)</b>    | <b>102,180.00</b> |
| <b>7300 · Amenities Expense</b>                 |                    |                  |                    |                   |                   |                    |                   |
| 7310 · Pool Contract                            | 450.00             | 450.00           | 0.00               | 5,400.00          | 5,400.00          | 0.00               | 5,400.00          |
| 7315 · Pool Repairs/Maintenance                 | 184.97             | 333.33           | (148.36)           | 2,978.76          | 4,000.00          | (1,021.24)         | 4,000.00          |
| 7320 · Cabana/Pool Area Maintenance             | 636.92             | 583.33           | 53.59              | 7,456.24          | 7,000.00          | 456.24             | 7,000.00          |
| 7335 · Pool Permit                              | 0.00               | 33.33            | (33.33)            | 375.35            | 400.00            | (24.65)            | 400.00            |
| 7340 · Common Property Maint & Repair           | 71.28              | 433.33           | (362.05)           | 1,019.03          | 5,200.00          | (4,180.97)         | 5,200.00          |
| 7345 · Pressure Washing                         | 0.00               | 250.00           | (250.00)           | 976.50            | 3,000.00          | (2,023.50)         | 3,000.00          |
| 7350 · Pool Heat                                | 503.60             | 541.67           | (38.07)            | 5,427.21          | 6,500.00          | (1,072.79)         | 6,500.00          |
| <b>Total 7300 · Amenities Expense</b>           | <b>1,846.77</b>    | <b>2,624.99</b>  | <b>(778.22)</b>    | <b>23,633.09</b>  | <b>31,500.00</b>  | <b>(7,866.91)</b>  | <b>31,500.00</b>  |
| <b>7500 · Utilities</b>                         |                    |                  |                    |                   |                   |                    |                   |
| 7510 · Irrigation Water (Reclaimed)             | 1,082.11           | 1,000.00         | 82.11              | 10,291.89         | 12,000.00         | (1,708.11)         | 12,000.00         |
| 7511 · Water - Pool House                       | 106.09             | 0.00             | 106.09             | 1,324.15          | 0.00              | 1,324.15           | 0.00              |
| 7520 · Electric                                 | 357.34             | 375.00           | (17.66)            | 4,495.58          | 4,500.00          | (4.42)             | 4,500.00          |
| 7530 · Community Bulk Cable Contract            | 7,379.69           | 7,331.67         | 48.02              | 88,255.60         | 87,980.00         | 275.60             | 87,980.00         |
| <b>Total 7500 · Utilities</b>                   | <b>8,925.23</b>    | <b>8,706.67</b>  | <b>218.56</b>      | <b>104,367.22</b> | <b>104,480.00</b> | <b>(112.78)</b>    | <b>104,480.00</b> |
| <b>7800 · Administration</b>                    |                    |                  |                    |                   |                   |                    |                   |
| 7810 · Insurance - Property                     | 954.79             | 959.00           | (4.21)             | 11,220.58         | 11,508.00         | (287.42)           | 11,508.00         |
| 7820 · Legal/Professional                       | 820.86             | 541.67           | 279.19             | 6,291.86          | 6,500.00          | (208.14)           | 6,500.00          |
| 7825 · Accounting Services                      | 0.00               | 250.00           | (250.00)           | 2,550.00          | 3,000.00          | (450.00)           | 3,000.00          |
| 7830 · Division Fees                            | 0.00               | 5.17             | (5.17)             | 86.25             | 62.00             | 24.25              | 62.00             |
| 7850 · Property Taxes                           | 0.00               | 41.67            | (41.67)            | 0.00              | 500.00            | (500.00)           | 500.00            |
| 7870 · Management Fee-Common                    | 1,331.00           | 1,331.00         | 0.00               | 15,972.00         | 15,972.00         | 0.00               | 15,972.00         |
| 7873 · Facility Rental                          | 0.00               | 41.67            | (41.67)            | 0.00              | 500.00            | (500.00)           | 500.00            |
| 7880 · Office Supplies, Postage, etc.           | 116.94             | 166.67           | (49.73)            | 1,934.96          | 2,000.00          | (65.04)            | 2,000.00          |
| 7885 · Bank Service Charge                      | 8.00               | 29.17            | (21.17)            | 152.65            | 350.00            | (197.35)           | 350.00            |
| 7890 · Bad Debt Expense                         | 83.33              | 83.33            | 0.00               | 1,000.00          | 1,000.00          | 0.00               | 1,000.00          |
| <b>Total 7800 · Administration</b>              | <b>3,314.92</b>    | <b>3,449.35</b>  | <b>(134.43)</b>    | <b>39,208.30</b>  | <b>41,392.00</b>  | <b>(2,183.70)</b>  | <b>41,392.00</b>  |
| <b>Total 7000 · Disbursements</b>               | <b>30,594.95</b>   | <b>23,296.02</b> | <b>7,298.93</b>    | <b>268,493.03</b> | <b>279,552.00</b> | <b>(11,058.97)</b> | <b>279,552.00</b> |
| <b>9000 · Transfer to Reserves</b>              |                    |                  |                    |                   |                   |                    |                   |
| 9001 · Transfer to Reserves                     | 0.00               | 0.00             | 0.00               | 30,000.00         | 30,000.00         | 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>30,000.00</b>  | <b>30,000.00</b>  | <b>0.00</b>        | <b>30,000.00</b>  |
| <b>Total Expense</b>                            | <b>30,594.95</b>   | <b>23,296.02</b> | <b>7,298.93</b>    | <b>298,493.03</b> | <b>309,552.00</b> | <b>(11,058.97)</b> | <b>309,552.00</b> |
| <b>Net Ordinary Income</b>                      | <b>(7,168.90)</b>  | <b>(0.02)</b>    | <b>(7,168.88)</b>  | <b>12,499.50</b>  | <b>0.00</b>       | <b>12,499.50</b>   | <b>0.00</b>       |
| <b>Other Income/Expense</b>                     |                    |                  |                    |                   |                   |                    |                   |
| <b>Other Income</b>                             |                    |                  |                    |                   |                   |                    |                   |
| 5011 · Supplemental Lot Assessments             | 10,464.18          | 10,464.17        | 0.01               | 125,570.00        | 125,570.00        | 0.00               | 125,570.00        |
| <b>Total Other Income</b>                       | <b>10,464.18</b>   | <b>10,464.17</b> | <b>0.01</b>        | <b>125,570.00</b> | <b>125,570.00</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              | 92,725.78         | 92,000.00         | 725.78             | 92,000.00         |
| 7131-S · Mulch Maint Free                       | 20,353.30          | 1,666.67         | 18,686.63          | 20,353.30         | 20,000.00         | 353.30             | 20,000.00         |
| 7141-S · Palm Tree Trimming-Maint Free          | 0.00               | 500.00           | (500.00)           | 6,980.00          | 6,000.00          | 980.00             | 6,000.00          |
| 7151-S · Irrig Repair & Maint-Maint Free        | 138.80             | 416.67           | (277.87)           | 1,619.65          | 5,000.00          | (3,380.35)         | 5,000.00          |
| 7871-S · Management Fee-Maint Free              | 214.00             | 214.17           | (0.17)             | 2,568.00          | 2,570.00          | (2.00)             | 2,570.00          |
| <b>Total 7000-S · Supplemental Lot Expenses</b> | <b>28,410.10</b>   | <b>10,464.18</b> | <b>17,945.92</b>   | <b>124,246.73</b> | <b>125,570.00</b> | <b>(1,323.27)</b>  | <b>125,570.00</b> |
| <b>Total Other Expense</b>                      | <b>28,410.10</b>   | <b>10,464.18</b> | <b>17,945.92</b>   | <b>124,246.73</b> | <b>125,570.00</b> | <b>(1,323.27)</b>  | <b>125,570.00</b> |
| <b>Net Other Income</b>                         | <b>(17,945.92)</b> | <b>(0.01)</b>    | <b>(17,945.91)</b> | <b>1,323.27</b>   | <b>0.00</b>       | <b>1,323.27</b>    | <b>0.00</b>       |
| <b>Net Income</b>                               | <b>(25,114.82)</b> | <b>(0.03)</b>    | <b>(25,114.79)</b> | <b>13,822.77</b>  | <b>0.00</b>       | <b>13,822.77</b>   | <b>0.00</b>       |