



FINANCIAL REPORTS
February 28, 2023

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

03/20/23

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

As of February 28, 2023

	Feb 28, 23
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	139,876.80
1015 · Cadence Oper MM*1509	102,936.09
Total 1010 · Checking	242,812.89
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	118,704.63
1024 · Cadence Res MM*1441	140,134.13
Total 1020 · Reserve Accounts	258,838.76
Total Checking/Savings	501,651.65
Accounts Receivable	
1040 · Assessment Receivable	2,738.31
Total Accounts Receivable	2,738.31
Other Current Assets	
1050 · Prepaid Insurance	5,728.73
1210 · Utility Deposits	50.00
Total Other Current Assets	5,778.73
Total Current Assets	510,168.69
Other Assets	
1140 · Allowance for Bad Debt	(872.00)
Total Other Assets	(872.00)
TOTAL ASSETS	509,296.69
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	33,763.24
Total Accounts Payable	33,763.24
Other Current Liabilities	
3015 · Accrued Expense	500.00
3031 · Deferred Assessments	33,897.34
3040 · Prepaid Assessments	28,476.61
Total Other Current Liabilities	62,873.95
Total Current Liabilities	96,637.19
Long Term Liabilities	
3500 · Reserve Fund	258,838.76
Total Long Term Liabilities	258,838.76
Total Liabilities	355,475.95
Equity	
3900 · Retained Earnings	10,679.53
3985 · Prior Period Adjustment	(248.36)
3986 · Prior Period Adj (East Side)	277.78
3990 · Operating Fund Balance	134,666.53
3996 · East side Maint Surplus	6,469.93
Net Income	1,975.33
Total Equity	153,820.74
TOTAL LIABILITIES & EQUITY	509,296.69

Wisteria Park HOA Inc

Profit & Loss Budget Performance

February 2023

	Feb 23	Budget	\$ Over Budget	Jan - Feb 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	22,814.24	22,824.42	(10.18)	45,628.48	45,648.84	(20.36)	273,893.00
5013 · Reserve Assessments	0.00	0.00	0.00	10,250.00	10,250.00	0.00	41,000.00
5045 · Late Fee Income	109.34	0.00	109.34	109.34	0.00	109.34	0.00
5050 · Interest	37.91	0.00	37.91	89.69	0.00	89.69	0.00
Total Income	22,961.49	22,824.42	137.07	56,077.51	55,898.84	178.67	314,893.00
Gross Profit	22,961.49	22,824.42	137.07	56,077.51	55,898.84	178.67	314,893.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	9,700.00	10,000.00	(300.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	500.00	1,250.00	(750.00)	1,708.72	2,500.00	(791.28)	15,000.00
7130 · Mulch Common	0.00	458.33	(458.33)	0.00	916.67	(916.67)	5,500.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	69.44	416.67	(347.23)	652.83	833.33	(180.50)	5,000.00
7160 · Waterway Maintenance	3,201.70	404.17	2,797.53	3,598.32	808.33	2,789.99	4,850.00
Total 7100 · Grounds	8,621.14	8,029.17	591.97	15,659.87	16,058.33	(398.46)	96,350.00
7300 · Amenities Expense							
7310 · Pool Contract	500.00	472.50	27.50	1,000.00	945.00	55.00	5,670.00
7315 · Pool Repairs/Maintenance	129.40	333.33	(203.93)	129.40	666.67	(537.27)	4,000.00
7320 · Cabana/Pool Area Maintenance	500.00	525.00	(25.00)	1,000.00	1,050.00	(50.00)	6,300.00
7335 · Pool Permit	0.00	33.33	(33.33)	0.00	66.67	(66.67)	400.00
7340 · Common Property Maint & Repair	0.00	83.33	(83.33)	2,350.32	166.67	2,183.65	1,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
7350 · Pool Heat	601.46	555.42	46.04	1,551.47	1,110.83	440.64	6,665.00
Total 7300 · Amenities Expense	1,730.86	2,252.91	(522.05)	6,031.19	4,505.84	1,525.35	27,035.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,048.34	866.67	181.67	2,069.36	1,733.33	336.03	10,400.00
7511 · Water - Pool House	113.64	125.00	(11.36)	209.72	250.00	(40.28)	1,500.00
7520 · Electric	370.76	400.00	(29.24)	769.06	800.00	(30.94)	4,800.00
7530 · Community Bulk Cable Contract	7,844.23	7,566.67	277.56	15,591.11	15,133.33	457.78	90,800.00
Total 7500 · Utilities	9,376.97	8,958.34	418.63	18,639.25	17,916.66	722.59	107,500.00
7800 · Administration							
7810 · Insurance - Property	954.78	1,058.33	(103.55)	1,909.57	2,116.67	(207.10)	12,700.00
7820 · Legal/Professional	514.50	541.67	(27.17)	764.50	1,083.33	(318.83)	6,500.00
7825 · Accounting Services	2,775.00	222.92	2,552.08	2,775.00	445.83	2,329.17	2,675.00
7830 · Division Fees	0.00	7.25	(7.25)	0.00	14.50	(14.50)	87.00
7835 · Fees, Dues, License	35.00	0.00	35.00	35.00	0.00	35.00	0.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	83.33	(83.33)	500.00
7870 · Management Fee-Common	1,397.58	1,397.50	0.08	2,795.16	2,795.00	0.16	16,770.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	83.33	(83.33)	500.00
7880 · Office Supplies, Postage, etc.	252.25	160.50	91.75	753.08	321.00	432.08	1,926.00
7885 · Bank Service Charge	16.25	29.17	(12.92)	346.75	58.33	288.42	350.00
7890 · Bad Debt Expense	0.00	83.33	(83.33)	0.00	166.67	(166.67)	1,000.00
Total 7800 · Administration	5,945.36	3,584.01	2,361.35	9,379.06	7,167.99	2,211.07	43,008.00
Total 7000 · Disbursements	25,674.33	22,824.43	2,849.90	49,709.37	45,648.82	4,060.55	273,893.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	10,250.00	10,250.00	0.00	41,000.00
Total 9000 · Transfer to Reserves	0.00	0.00	0.00	10,250.00	10,250.00	0.00	41,000.00
Total Expense	25,674.33	22,824.43	2,849.90	59,959.37	55,898.82	4,060.55	314,893.00
Net Ordinary Income	(2,712.84)	(0.01)	(2,712.83)	(3,881.86)	0.02	(3,881.88)	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	11,083.09	11,083.08	0.01	22,166.18	22,166.17	0.01	132,997.00
Total Other Income	11,083.09	11,083.08	0.01	22,166.18	22,166.17	0.01	132,997.00
Other Expense							
7000-S · Supplemental Lot Expenses							
7111-S · Grounds Contract - Maint Free	7,704.00	8,091.67	(387.67)	15,408.00	16,183.33	(775.33)	97,100.00
7131-S · Mulch Maint Free	0.00	1,833.33	(1,833.33)	0.00	3,666.67	(3,666.67)	22,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	516.67	(516.67)	0.00	1,033.33	(1,033.33)	6,200.00
7151-S · Irrig Repair & Maint-Maint Free	402.44	416.67	(14.23)	451.49	833.33	(381.84)	5,000.00
7871-S · Management Fee-Maint Free	224.75	224.75	0.00	449.50	449.50	0.00	2,697.00
Total 7000-S · Supplemental Lot Expenses	8,331.19	11,083.09	(2,751.90)	16,308.99	22,166.16	(5,857.17)	132,997.00
Total Other Expense	8,331.19	11,083.09	(2,751.90)	16,308.99	22,166.16	(5,857.17)	132,997.00
Net Other Income	2,751.90	(0.01)	2,751.91	5,857.19	0.01	5,857.18	0.00
Net Income	39.06	(0.02)	39.08	1,975.33	0.03	1,975.30	0.00