



FINANCIAL REPORTS
March 31, 2023

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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.

04/03/23

Wisteria Park HOA Inc

Statement of Assets, Liabilities, & Fund Balance

As of March 31, 2023

	Mar 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	109,294.74
1015 · Cadence Oper MM*1509	102,949.20
Total 1010 · Checking	212,243.94
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	118,906.27
1024 · Cadence Res MM*1441	140,151.98
Total 1020 · Reserve Accounts	259,058.25
Total Checking/Savings	471,302.19
Accounts Receivable	
1040 · Assessment Receivable	882.45
Total Accounts Receivable	882.45
Other Current Assets	
1050 · Prepaid Insurance	4,773.94
1210 · Utility Deposits	50.00
Total Other Current Assets	4,823.94
Total Current Assets	477,008.58
Other Assets	
1140 · Allowance for Bad Debt	(872.00)
Total Other Assets	(872.00)
TOTAL ASSETS	476,136.58
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
3015 · Accrued Expense	500.00
3040 · Prepaid Assessments	64,077.61
Total Other Current Liabilities	64,577.61
Total Current Liabilities	64,577.61
Long Term Liabilities	
3500 · Reserve Fund	259,058.25
Total Long Term Liabilities	259,058.25
Total Liabilities	323,635.86
Equity	
3900 · Retained Earnings	10,679.53
3985 · Prior Period Adjustment	(526.14)
3990 · Operating Fund Balance	134,666.53
3996 · East side Maint Surplus	6,469.93
Net Income	1,210.87
Total Equity	152,500.72
TOTAL LIABILITIES & EQUITY	476,136.58

04/03/23

Wisteria Park HOA Inc

Profit & Loss Budget Performance

March 2023

	Mar 23	Budget	\$ Over Budget	Jan - Mar 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	22,814.25	22,824.41	(10.16)	68,442.73	68,473.25	(30.52)	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	8.37	0.00	8.37	117.71	0.00	117.71	0.00
5050 · Interest	38.10	0.00	38.10	127.79	0.00	127.79	0.00
Total Income	22,860.72	22,824.41	36.31	78,938.23	78,723.25	214.98	314,893.00
Gross Profit	22,860.72	22,824.41	36.31	78,938.23	78,723.25	214.98	314,893.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	14,550.00	15,000.00	(450.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	5,655.00	1,250.00	4,405.00	7,363.72	3,750.00	3,613.72	15,000.00
7130 · Mulch Common	0.00	458.33	(458.33)	0.00	1,375.00	(1,375.00)	5,500.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	0.00	1,500.00	(1,500.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	229.85	416.67	(186.82)	882.68	1,250.00	(367.32)	5,000.00
7160 · Waterway Maintenance	396.66	404.17	(7.51)	3,994.98	1,212.50	2,782.48	4,850.00
Total 7100 · Grounds	11,131.51	8,029.17	3,102.34	26,791.38	24,087.50	2,703.88	96,350.00
7300 · Amenities Expense							
7310 · Pool Contract	500.00	472.50	27.50	1,500.00	1,417.50	82.50	5,670.00
7315 · Pool Repairs/Maintenance	68.14	333.33	(265.19)	197.54	1,000.00	(802.46)	4,000.00
7320 · Cabana/Pool Area Maintenance	576.20	525.00	51.20	1,576.20	1,575.00	1.20	6,300.00
7335 · Pool Permit	0.00	33.33	(33.33)	0.00	100.00	(100.00)	400.00
7340 · Common Property Maint & Repair	750.00	83.33	666.67	3,100.32	250.00	2,850.32	1,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
7350 · Pool Heat	487.05	555.42	(68.37)	2,038.52	1,666.25	372.27	6,665.00
Total 7300 · Amenities Expense	2,381.39	2,252.91	128.48	8,412.58	6,758.75	1,653.83	27,035.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	976.85	866.67	110.18	3,046.21	2,600.00	446.21	10,400.00
7511 · Water - Pool House	120.44	125.00	(4.56)	330.16	375.00	(44.84)	1,500.00
7520 · Electric	384.00	400.00	(16.00)	1,153.06	1,200.00	(46.94)	4,800.00
7530 · Community Bulk Cable Contract	7,844.23	7,566.67	277.56	23,435.34	22,700.00	735.34	90,800.00
Total 7500 · Utilities	9,325.52	8,958.34	367.18	27,964.77	26,875.00	1,089.77	107,500.00

04/03/23

Wisteria Park HOA Inc

Profit & Loss Budget Performance

March 2023

	Mar 23	Budget	\$ Over Budget	Jan - Mar 23	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	954.79	1,058.33	(103.54)	2,864.36	3,175.00	(310.64)	12,700.00
7820 · Legal/Professional	0.00	541.67	(541.67)	764.50	1,625.00	(860.50)	6,500.00
7825 · Accounting Services	0.00	222.92	(222.92)	2,775.00	668.75	2,106.25	2,675.00
7830 · Division Fees	61.25	7.25	54.00	61.25	21.75	39.50	87.00
7835 · Fees, Dues, License	0.00	0.00	0.00	35.00	0.00	35.00	0.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	125.00	(125.00)	500.00
7870 · Management Fee-Common	1,397.58	1,397.50	0.08	4,192.74	4,192.50	0.24	16,770.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	125.00	(125.00)	500.00
7880 · Office Supplies, Postage, etc.	306.66	160.50	146.16	1,059.74	481.50	578.24	1,926.00
7885 · Bank Service Charge	14.50	29.17	(14.67)	361.25	87.50	273.75	350.00
7890 · Bad Debt Expense	0.00	83.33	(83.33)	0.00	250.00	(250.00)	1,000.00
Total 7800 · Administration	2,734.78	3,584.01	(849.23)	12,113.84	10,752.00	1,361.84	43,008.00
Total 7000 · Disbursements	25,573.20	22,824.43	2,748.77	75,282.57	68,473.25	6,809.32	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	25,573.20	22,824.43	2,748.77	85,532.57	78,723.25	6,809.32	314,893.00
Net Ordinary Income	(2,712.48)	(0.02)	(2,712.46)	(6,594.34)	0.00	(6,594.34)	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	11,083.09	11,083.08	0.01	33,249.27	33,249.25	0.02	132,997.00
Total Other Income	11,083.09	11,083.08	0.01	33,249.27	33,249.25	0.02	132,997.00
Other Expense							
7000-S · Supplemental Lot Expenses							
7111-S · Grounds Contract - Maint Free	7,704.00	8,091.67	(387.67)	23,112.00	24,275.00	(1,163.00)	97,100.00
7131-S · Mulch Maint Free	0.00	1,833.33	(1,833.33)	0.00	5,500.00	(5,500.00)	22,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	516.67	(516.67)	0.00	1,550.00	(1,550.00)	6,200.00
7151-S · Irrig Repair & Maint-Maint Free	1,206.32	416.67	789.65	1,657.81	1,250.00	407.81	5,000.00
7871-S · Management Fee-Maint Free	224.75	224.75	0.00	674.25	674.25	0.00	2,697.00
Total 7000-S · Supplemental Lot Expenses	9,135.07	11,083.09	(1,948.02)	25,444.06	33,249.25	(7,805.19)	132,997.00
Total Other Expense	9,135.07	11,083.09	(1,948.02)	25,444.06	33,249.25	(7,805.19)	132,997.00
Net Other Income	1,948.02	(0.01)	1,948.03	7,805.21	0.00	7,805.21	0.00
Net Income	(764.46)	(0.03)	(764.43)	1,210.87	0.00	1,210.87	0.00