



FINANCIAL REPORTS
April 30, 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.

05/16/23

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance
As of April 30, 2023

	Apr 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	130,805.03
1015 · Cadence Oper MM*1509	102,961.89
Total 1010 · Checking	233,766.92
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	129,357.91
1024 · Cadence Res MM*1441	140,169.26
Total 1020 · Reserve Accounts	269,527.17
Total Checking/Savings	503,294.09
Accounts Receivable	
1040 · Assessment Receivable	5,799.45
Total Accounts Receivable	5,799.45
Other Current Assets	
1050 · Prepaid Insurance	4,153.40
1210 · Utility Deposits	50.00
Total Other Current Assets	4,203.40
Total Current Assets	513,296.94
Other Assets	
1140 · Allowance for Bad Debt	(872.00)
Total Other Assets	(872.00)
TOTAL ASSETS	512,424.94
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,303.11
Total Accounts Payable	2,303.11
Other Current Liabilities	
3015 · Accrued Expense	500.00
3031 · Deferred Assessments	67,794.67
3040 · Prepaid Assessments	20,387.61
Total Other Current Liabilities	88,682.28
Total Current Liabilities	90,985.39
Long Term Liabilities	
3500 · Reserve Fund	269,527.17
Total Long Term Liabilities	269,527.17
Total Liabilities	360,512.56
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	622.53
Total Equity	151,912.38
TOTAL LIABILITIES & EQUITY	512,424.94

Wisteria Park HOA Inc

Profit & Loss Budget Performance

April 2023

	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	22,814.25	22,824.42	(10.17)	91,256.98	91,297.67	(40.69)	273,893.00
5013 · Reserve Assessments	10,250.00	10,250.00	0.00	20,500.00	20,500.00	0.00	41,000.00
5045 · Late Fee Income	0.00	0.00	0.00	117.71	0.00	117.71	0.00
5050 · Interest	38.08	0.00	38.08	165.87	0.00	165.87	0.00
Total Income	33,102.33	33,074.42	27.91	112,040.56	111,797.67	242.89	314,893.00
Gross Profit	33,102.33	33,074.42	27.91	112,040.56	111,797.67	242.89	314,893.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	19,400.00	20,000.00	(600.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	3,700.00	1,250.00	2,450.00	11,063.72	5,000.00	6,063.72	15,000.00
7130 · Mulch Common	0.00	458.34	(458.34)	0.00	1,833.34	(1,833.34)	5,500.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	663.06	416.66	246.40	1,545.74	1,666.66	(120.92)	5,000.00
7160 · Waterway Maintenance	396.66	404.16	(7.50)	4,391.64	1,616.66	2,774.98	4,850.00
Total 7100 · Grounds	9,609.72	8,029.16	1,580.56	36,401.10	32,116.66	4,284.44	96,350.00
7300 · Amenities Expense							
7310 · Pool Contract	500.00	472.50	27.50	2,000.00	1,890.00	110.00	5,670.00
7315 · Pool Repairs/Maintenance	0.00	333.34	(333.34)	197.54	1,333.34	(1,135.80)	4,000.00
7320 · Cabana/Pool Area Maintenance	1,522.00	525.00	997.00	3,098.20	2,100.00	998.20	6,300.00
7335 · Pool Permit	0.00	33.34	(33.34)	0.00	133.34	(133.34)	400.00
7340 · Common Property Maint & Repair	0.00	83.34	(83.34)	3,100.32	333.34	2,766.98	1,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
7350 · Pool Heat	392.95	555.41	(162.46)	2,431.47	2,221.66	209.81	6,665.00
Total 7300 · Amenities Expense	2,414.95	2,252.93	162.02	10,827.53	9,011.68	1,815.85	27,035.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,138.22	866.66	271.56	4,184.43	3,466.66	717.77	10,400.00
7511 · Water - Pool House	124.97	125.00	(0.03)	455.13	500.00	(44.87)	1,500.00
7520 · Electric	475.18	400.00	75.18	1,628.24	1,600.00	28.24	4,800.00
7530 · Community Bulk Cable Contract	7,844.23	7,566.66	277.57	31,279.57	30,266.66	1,012.91	90,800.00
Total 7500 · Utilities	9,582.60	8,958.32	624.28	37,547.37	35,833.32	1,714.05	107,500.00
7800 · Administration							
7810 · Insurance - Property	1,623.29	1,058.34	564.95	4,487.65	4,233.34	254.31	12,700.00
7820 · Legal/Professional	1,208.45	541.66	666.79	1,972.95	2,166.66	(193.71)	6,500.00
7825 · Accounting Services	0.00	222.91	(222.91)	2,775.00	891.66	1,883.34	2,675.00
7830 · Division Fees	25.00	7.25	17.75	86.25	29.00	57.25	87.00
7835 · Fees, Dues, License	0.00	0.00	0.00	35.00	0.00	35.00	0.00
7840 · Income Tax	0.00	158.00	(158.00)	0.00	158.00	(158.00)	0.00
7850 · Property Taxes	0.00	41.66	(41.66)	0.00	166.66	(166.66)	500.00
7870 · Management Fee-Common	1,397.58	1,397.50	0.08	5,590.32	5,590.00	0.32	16,770.00
7873 · Facility Rental	0.00	41.66	(41.66)	0.00	166.66	(166.66)	500.00
7880 · Office Supplies, Postage, etc.	246.90	160.50	86.40	1,306.64	642.00	664.64	1,926.00
7885 · Bank Service Charge	13.50	29.16	(15.66)	374.75	116.66	258.09	350.00
7890 · Bad Debt Expense	0.00	83.34	(83.34)	0.00	333.34	(333.34)	1,000.00
Total 7800 · Administration	4,514.72	3,741.98	772.74	16,628.56	14,493.98	2,134.58	43,008.00
Total 7000 · Disbursements	26,121.99	22,982.39	3,139.60	101,404.56	91,455.64	9,948.92	273,893.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	10,250.00	10,250.00	0.00	20,500.00	20,500.00	0.00	41,000.00
Total 9000 · Transfer to Reserves	10,250.00	10,250.00	0.00	20,500.00	20,500.00	0.00	41,000.00
Total Expense	36,371.99	33,232.39	3,139.60	121,904.56	111,955.64	9,948.92	314,893.00
Net Ordinary Income	(3,269.66)	(157.97)	(3,111.69)	(9,864.00)	(157.97)	(9,706.03)	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	11,083.08	11,083.09	(0.01)	44,332.35	44,332.34	0.01	132,997.00
Total Other Income	11,083.08	11,083.09	(0.01)	44,332.35	44,332.34	0.01	132,997.00
Other Expense							
7000-S · Supplemental Lot Expenses							
7111-S · Grounds Contract - Maint Free	7,704.00	8,091.66	(387.66)	30,816.00	32,366.66	(1,550.66)	97,100.00
7131-S · Mulch Maint Free	0.00	1,833.34	(1,833.34)	0.00	7,333.34	(7,333.34)	22,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	516.66	(516.66)	0.00	2,066.66	(2,066.66)	6,200.00
7151-S · Irrig Repair & Maint-Maint Free	473.01	416.66	56.35	2,130.82	1,666.66	464.16	5,000.00
7871-S · Management Fee-Maint Free	224.75	224.75	0.00	899.00	899.00	0.00	2,697.00
Total 7000-S · Supplemental Lot Expenses	8,401.76	11,083.07	(2,681.31)	33,845.82	44,332.32	(10,486.50)	132,997.00
Total Other Expense	8,401.76	11,083.07	(2,681.31)	33,845.82	44,332.32	(10,486.50)	132,997.00
Net Other Income	2,681.32	0.02	2,681.30	10,486.53	0.02	10,486.51	0.00
Net Income	(588.34)	(157.95)	(430.39)	622.53	(157.95)	780.48	0.00