



FINANCIAL REPORTS
September 30, 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.

10/16/22

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

As of September 30, 2022

	Sep 30, 22
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	119,091.59
1015 · Cadence Oper MM*1509	152,848.00
Total 1010 · Checking	271,939.59
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	100,226.03
1024 · Cadence Res MM*1441	90,071.44
Total 1020 · Reserve Accounts	190,297.47
Total Checking/Savings	462,237.06
Accounts Receivable	
1040 · Assessment Receivable	1,221.55
Total Accounts Receivable	1,221.55
Other Current Assets	
1050 · Prepaid Insurance	10,502.66
1210 · Utility Deposits	50.00
Total Other Current Assets	10,552.66
Total Current Assets	474,011.27
Other Assets	
1140 · Allowance for Bad Debt	(750.01)
Total Other Assets	(750.01)
TOTAL ASSETS	473,261.26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	396.66
Total Accounts Payable	396.66
Other Current Liabilities	
3015 · Accrued Expense	500.00
3040 · Prepaid Assessments	49,029.71
Total Other Current Liabilities	49,529.71
Total Current Liabilities	49,926.37
Long Term Liabilities	
3500 · Reserve Fund	190,297.47
Total Long Term Liabilities	190,297.47
Total Liabilities	240,223.84
Equity	
3990 · Operating Fund Balance	184,666.53
3996 · East side Maint Surplus	6,469.93
Net Income	41,900.96
Total Equity	233,037.42
TOTAL LIABILITIES & EQUITY	473,261.26

10/16/22

Wisteria Park HOA Inc
Profit & Loss Budget Performance
 September 2022

	Sep 22	Budget	\$ Over Budget	Jan - Sep 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	23,302.83	23,296.00	6.83	209,725.49	209,664.00	61.49	279,552.00
5013 · Reserve Assessments	0.00	0.00	0.00	22,500.00	22,500.00	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	16.48	0.00	16.48	678.08	0.00	678.08	0.00
5050 · Interest	32.15	0.00	32.15	208.95	0.00	208.95	0.00
Total Income	23,351.46	23,296.00	55.46	233,122.52	232,164.00	958.52	309,552.00
Gross Profit	23,351.46	23,296.00	55.46	233,122.52	232,164.00	958.52	309,552.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	43,650.00	45,000.00	(1,350.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	2,040.00	1,666.67	373.33	6,560.00	14,999.99	(8,439.99)	20,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	3,749.99	(3,749.99)	5,000.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	4,375.00	4,500.00	(125.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	0.00	541.67	(541.67)	2,164.80	4,874.99	(2,710.19)	6,500.00
7160 · Waterway Maintenance	396.66	390.00	6.66	3,489.05	3,510.00	(20.95)	4,680.00
Total 7100 · Grounds	7,286.66	8,515.01	(1,228.35)	60,238.85	76,634.97	(16,396.12)	102,180.00
7300 · Amenities Expense							
7310 · Pool Contract	450.00	450.00	0.00	4,050.00	4,050.00	0.00	5,400.00
7315 · Pool Repairs/Maintenance	248.54	333.33	(84.79)	2,163.10	3,000.01	(836.91)	4,000.00
7320 · Cabana/Pool Area Maintenance	864.67	583.33	281.34	4,864.67	5,250.01	(385.34)	7,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.35	300.01	75.34	400.00
7340 · Common Property Maint & Repair	361.81	433.33	(71.52)	989.31	3,900.01	(2,910.70)	5,200.00
7345 · Pressure Washing	0.00	250.00	(250.00)	976.50	2,250.00	(1,273.50)	3,000.00
7350 · Pool Heat	141.58	541.67	(400.09)	4,372.66	4,874.99	(502.33)	6,500.00
Total 7300 · Amenities Expense	2,066.60	2,624.99	(558.39)	17,791.59	23,625.03	(5,833.44)	31,500.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	823.04	1,000.00	(176.96)	7,416.14	9,000.00	(1,583.86)	12,000.00
7511 · Water - Pool House	100.05	0.00	100.05	1,028.53	0.00	1,028.53	0.00
7520 · Electric	391.44	375.00	16.44	3,438.39	3,375.00	63.39	4,500.00
7530 · Community Bulk Cable Contract	7,380.59	7,331.67	48.92	66,114.73	65,984.99	129.74	87,980.00
Total 7500 · Utilities	8,695.12	8,706.67	(11.55)	77,997.79	78,359.99	(362.20)	104,480.00

10/16/22

Wisteria Park HOA Inc
Profit & Loss Budget Performance
 September 2022

	Sep 22	Budget	\$ Over Budget	Jan - Sep 22	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	954.79	959.00	(4.21)	8,356.22	8,631.00	(274.78)	11,508.00
7820 · Legal/Professional	191.00	541.67	(350.67)	3,591.00	4,874.99	(1,283.99)	6,500.00
7825 · Accounting Services	0.00	250.00	(250.00)	2,550.00	2,250.00	300.00	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	86.25	46.49	39.76	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
7870 · Management Fee-Common	1,331.00	1,331.00	0.00	11,979.00	11,979.00	0.00	15,972.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
7880 · Office Supplies, Postage, etc.	115.15	166.67	(51.52)	1,336.01	1,499.99	(163.98)	2,000.00
7885 · Bank Service Charge	10.35	29.17	(18.82)	126.00	262.49	(136.49)	350.00
7890 · Bad Debt Expense	83.33	83.33	0.00	750.01	750.01	0.00	1,000.00
Total 7800 · Administration	2,685.62	3,449.35	(763.73)	28,774.49	31,043.95	(2,269.46)	41,392.00
Total 7000 · Disbursements	20,734.00	23,296.02	(2,562.02)	184,802.72	209,663.94	(24,861.22)	279,552.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	22,500.00	22,500.00	0.00	30,000.00
Total 9000 · Transfer to Reserves	0.00	0.00	0.00	22,500.00	22,500.00	0.00	30,000.00
Total Expense	20,734.00	23,296.02	(2,562.02)	207,302.72	232,163.94	(24,861.22)	309,552.00
Net Ordinary Income	2,617.46	(0.02)	2,617.48	25,819.80	0.06	25,819.74	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	10,464.17	10,464.17	0.00	94,177.51	94,177.50	0.01	125,570.00
Total Other Income	10,464.17	10,464.17	0.00	94,177.51	94,177.50	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	69,336.00	69,000.00	336.00	92,000.00
7131-S · Mulch Maint Free	0.00	1,666.67	(1,666.67)	0.00	15,000.00	(15,000.00)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	500.00	(500.00)	5,880.00	4,500.00	1,380.00	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	0.00	416.67	(416.67)	954.35	3,750.00	(2,795.65)	5,000.00
7871-S · Management Fee-Maint Free	214.00	214.17	(0.17)	1,926.00	1,927.50	(1.50)	2,570.00
Total 7000-S · Supplemental Lot Expenses	7,918.00	10,464.18	(2,546.18)	78,096.35	94,177.50	(16,081.15)	125,570.00
Total Other Expense	7,918.00	10,464.18	(2,546.18)	78,096.35	94,177.50	(16,081.15)	125,570.00
Net Other Income	2,546.17	(0.01)	2,546.18	16,081.16	0.00	16,081.16	0.00
Net Income	5,163.63	(0.03)	5,163.66	41,900.96	0.06	41,900.90	0.00