



FINANCIAL REPORTS
October 31, 2022

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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.

11/17/22

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

As of October 31, 2022

	Oct 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	139,511.98
1015 · Cadence Oper MM*1509	152,867.47
Total 1010 · Checking	292,379.45
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	107,835.52
1024 · Cadence Res MM*1441	90,082.91
Total 1020 · Reserve Accounts	197,918.43
Total Checking/Savings	490,297.88
Accounts Receivable	
1040 · Assessment Receivable	6,046.68
Total Accounts Receivable	6,046.68
Other Current Assets	
1050 · Prepaid Insurance	9,547.88
1210 · Utility Deposits	50.00
Total Other Current Assets	9,597.88
Total Current Assets	505,942.44
Other Assets	
1140 · Allowance for Bad Debt	(833.34)
Total Other Assets	(833.34)
TOTAL ASSETS	505,109.10
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,784.34
Total Accounts Payable	1,784.34
Other Current Liabilities	
3015 · Accrued Expense	500.00
3031 · Deferred Assessments	67,534.00
3040 · Prepaid Assessments	8,385.61
Total Other Current Liabilities	76,419.61
Total Current Liabilities	78,203.95
Long Term Liabilities	
3500 · Reserve Fund	197,918.43
Total Long Term Liabilities	197,918.43
Total Liabilities	276,122.38
Equity	
3990 · Operating Fund Balance	184,666.53
3996 · East side Maint Surplus	6,469.93
Net Income	37,850.26
Total Equity	228,986.72
TOTAL LIABILITIES & EQUITY	505,109.10

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 October 2022

	Oct 22	Budget	\$ Over Budget	Jan - Oct 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	23,302.84	23,296.00	6.84	233,028.34	232,960.00	68.34	279,552.00
5013 · Reserve Assessments	7,500.00	7,500.00	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	43.92	0.00	43.92	722.00	0.00	722.00	0.00
5050 · Interest	46.77	0.00	46.77	255.72	0.00	255.72	0.00
Total Income	<u>30,893.53</u>	<u>30,796.00</u>	<u>97.53</u>	<u>264,016.06</u>	<u>262,960.00</u>	<u>1,056.06</u>	<u>309,552.00</u>
Gross Profit	30,893.53	30,796.00	97.53	264,016.06	262,960.00	1,056.06	309,552.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	48,500.00	50,000.00	(1,500.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	9,050.00	1,666.67	7,383.33	15,610.00	16,666.66	(1,056.66)	20,000.00
7130 · Mulch Common	0.00	416.67	(416.67)	0.00	4,166.66	(4,166.66)	5,000.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	4,375.00	5,000.00	(625.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	120.15	541.67	(421.52)	2,284.95	5,416.66	(3,131.71)	6,500.00
7160 · Waterway Maintenance	396.66	390.00	6.66	3,885.71	3,900.00	(14.29)	4,680.00
Total 7100 · Grounds	<u>14,416.81</u>	<u>8,515.01</u>	<u>5,901.80</u>	<u>74,655.66</u>	<u>85,149.98</u>	<u>(10,494.32)</u>	<u>102,180.00</u>
7300 · Amenities Expense							
7310 · Pool Contract	450.00	450.00	0.00	4,500.00	4,500.00	0.00	5,400.00
7315 · Pool Repairs/Maintenance	225.00	333.33	(108.33)	2,388.10	3,333.34	(945.24)	4,000.00
7320 · Cabana/Pool Area Maintenance	754.65	583.33	171.32	5,619.32	5,833.34	(214.02)	7,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.35	333.34	42.01	400.00
7340 · Common Property Maint & Repair	(66.56)	433.33	(499.89)	922.75	4,333.34	(3,410.59)	5,200.00
7345 · Pressure Washing	0.00	250.00	(250.00)	976.50	2,500.00	(1,523.50)	3,000.00
7350 · Pool Heat	165.96	541.67	(375.71)	4,538.62	5,416.66	(878.04)	6,500.00
Total 7300 · Amenities Expense	<u>1,529.05</u>	<u>2,624.99</u>	<u>(1,095.94)</u>	<u>19,320.64</u>	<u>26,250.02</u>	<u>(6,929.38)</u>	<u>31,500.00</u>
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,004.83	1,000.00	4.83	8,420.97	10,000.00	(1,579.03)	12,000.00
7511 · Water - Pool House	101.56	0.00	101.56	1,130.09	0.00	1,130.09	0.00
7520 · Electric	332.88	375.00	(42.12)	3,771.27	3,750.00	21.27	4,500.00
7530 · Community Bulk Cable Contract	7,380.59	7,331.67	48.92	73,495.32	73,316.66	178.66	87,980.00
Total 7500 · Utilities	<u>8,819.86</u>	<u>8,706.67</u>	<u>113.19</u>	<u>86,817.65</u>	<u>87,066.66</u>	<u>(249.01)</u>	<u>104,480.00</u>

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 October 2022

	Oct 22	Budget	\$ Over Budget	Jan - Oct 22	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	954.78	959.00	(4.22)	9,311.00	9,590.00	(279.00)	11,508.00
7820 · Legal/Professional	1,250.00	541.67	708.33	4,841.00	5,416.66	(575.66)	6,500.00
7825 · Accounting Services	0.00	250.00	(250.00)	2,550.00	2,500.00	50.00	3,000.00
7830 · Division Fees	0.00	5.17	(5.17)	86.25	51.66	34.59	62.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	416.66	(416.66)	500.00
7870 · Management Fee-Common	1,331.00	1,331.00	0.00	13,310.00	13,310.00	0.00	15,972.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	416.66	(416.66)	500.00
7880 · Office Supplies, Postage, etc.	112.06	166.67	(54.61)	1,448.07	1,666.66	(218.59)	2,000.00
7885 · Bank Service Charge	9.00	29.17	(20.17)	135.00	291.66	(156.66)	350.00
7890 · Bad Debt Expense	83.33	83.33	0.00	833.34	833.34	0.00	1,000.00
Total 7800 · Administration	3,740.17	3,449.35	290.82	32,514.66	34,493.30	(1,978.64)	41,392.00
Total 7000 · Disbursements	28,505.89	23,296.02	5,209.87	213,308.61	232,959.96	(19,651.35)	279,552.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	7,500.00	7,500.00	0.00	30,000.00	30,000.00	0.00	30,000.00
Total 9000 · Transfer to Reserves	7,500.00	7,500.00	0.00	30,000.00	30,000.00	0.00	30,000.00
Total Expense	36,005.89	30,796.02	5,209.87	243,308.61	262,959.96	(19,651.35)	309,552.00
Net Ordinary Income	(5,112.36)	(0.02)	(5,112.34)	20,707.45	0.04	20,707.41	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	10,464.16	10,464.16	0.00	104,641.66	104,641.66	0.00	125,570.00
Total Other Income	10,464.16	10,464.16	0.00	104,641.66	104,641.66	0.00	125,570.00
Other Expense							
7000-S · Supplemental Lot Expenses							
7111-S · Grounds Contract - Maint Free	7,704.00	7,666.66	37.34	77,040.00	76,666.66	373.34	92,000.00
7131-S · Mulch Maint Free	0.00	1,666.66	(1,666.66)	0.00	16,666.66	(16,666.66)	20,000.00
7141-S · Palm Tree Trimming-Maint Free	1,100.00	500.00	600.00	6,980.00	5,000.00	1,980.00	6,000.00
7151-S · Irrig Repair & Maint-Maint Free	384.50	416.66	(32.16)	1,338.85	4,166.66	(2,827.81)	5,000.00
7871-S · Management Fee-Maint Free	214.00	214.16	(0.16)	2,140.00	2,141.66	(1.66)	2,570.00
Total 7000-S · Supplemental Lot Expenses	9,402.50	10,464.14	(1,061.64)	87,498.85	104,641.64	(17,142.79)	125,570.00
Total Other Expense	9,402.50	10,464.14	(1,061.64)	87,498.85	104,641.64	(17,142.79)	125,570.00
Net Other Income	1,061.66	0.02	1,061.64	17,142.81	0.02	17,142.79	0.00
Net Income	(4,050.70)	0.00	(4,050.70)	37,850.26	0.06	37,850.20	0.00