



FINANCIAL REPORTS
June 30, 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.

07/18/23

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

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	102,777.07
1015 · Cadence Oper MM*1509	102,987.71
Total 1010 · Checking	205,764.78
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	129,837.69
1024 · Cadence Res MM*1441	140,204.40
Total 1020 · Reserve Accounts	270,042.09
Total Checking/Savings	475,806.87
Accounts Receivable	
1040 · Assessment Receivable	1,405.47
Total Accounts Receivable	1,405.47
Other Current Assets	
1050 · Prepaid Insurance	2,076.70
1210 · Utility Deposits	50.00
Total Other Current Assets	2,126.70
Total Current Assets	479,339.04
Other Assets	
1140 · Allowance for Bad Debt	(1,372.00)
Total Other Assets	(1,372.00)
TOTAL ASSETS	477,967.04
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,283.67
Total Accounts Payable	2,283.67
Other Current Liabilities	
3015 · Accrued Expense	500.00
3040 · Prepaid Assessments	55,439.61
Total Other Current Liabilities	55,939.61
Total Current Liabilities	58,223.28
Long Term Liabilities	
3500 · Reserve Fund	270,042.09
Total Long Term Liabilities	270,042.09
Total Liabilities	328,265.37
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	(1,588.18)
Total Equity	149,701.67
TOTAL LIABILITIES & EQUITY	477,967.04

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
June 2023

	Jun 23	Budget	\$ Over Budget	Jan - Jun 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	22,814.25	22,824.41	(10.16)	136,885.48	136,946.50	(61.02)	273,893.00
5013 · Reserve Assessments	0.00	0.00	0.00	20,500.00	20,500.00	0.00	41,000.00
5045 · Late Fee Income	0.00	0.00	0.00	240.02	0.00	240.02	0.00
5050 · Interest	33.41	0.00	33.41	237.29	0.00	237.29	0.00
Total Income	22,847.66	22,824.41	23.25	157,862.79	157,446.50	416.29	314,893.00
Gross Profit	22,847.66	22,824.41	23.25	157,862.79	157,446.50	416.29	314,893.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	29,100.00	30,000.00	(900.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,250.00	(1,250.00)	20,063.72	7,500.00	12,563.72	15,000.00
7130 · Mulch Common	0.00	458.33	(458.33)	0.00	2,750.00	(2,750.00)	5,500.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	0.00	3,000.00	(3,000.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	815.71	416.67	399.04	2,361.45	2,500.00	(138.55)	5,000.00
7160 · Waterway Maintenance	396.66	404.17	(7.51)	5,184.96	2,425.00	2,759.96	4,850.00
Total 7100 · Grounds	6,062.37	8,029.17	(1,966.80)	56,710.13	48,175.00	8,535.13	96,350.00
7300 · Amenities Expense							
7310 · Pool Contract	500.00	472.50	27.50	3,000.00	2,835.00	165.00	5,670.00
7315 · Pool Repairs/Maintenance	0.00	333.33	(333.33)	1,176.42	2,000.00	(823.58)	4,000.00
7320 · Cabana/Pool Area Maintenance	519.82	525.00	(5.18)	4,118.02	3,150.00	968.02	6,300.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.70	200.00	175.70	400.00
7340 · Common Property Maint & Repair	525.93	83.33	442.60	3,626.25	500.00	3,126.25	1,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00
7350 · Pool Heat	140.16	555.42	(415.26)	2,779.38	3,332.50	(553.12)	6,665.00
Total 7300 · Amenities Expense	1,685.91	2,252.91	(567.00)	15,075.77	13,517.50	1,558.27	27,035.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,436.58	866.67	569.91	6,881.04	5,200.00	1,681.04	10,400.00
7511 · Water - Pool House	140.07	125.00	15.07	711.86	750.00	(38.14)	1,500.00
7520 · Electric	430.43	400.00	30.43	2,481.06	2,400.00	81.06	4,800.00
7530 · Community Bulk Cable Contract	7,546.80	7,566.67	(19.87)	45,754.66	45,400.00	354.66	90,800.00
Total 7500 · Utilities	9,553.88	8,958.34	595.54	55,828.62	53,750.00	2,078.62	107,500.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
June 2023

	Jun 23	Budget	\$ Over Budget	Jan - Jun 23	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	1,038.35	1,058.33	(19.98)	6,564.35	6,350.00	214.35	12,700.00
7820 · Legal/Professional	3,590.40	541.67	3,048.73	6,762.45	3,250.00	3,512.45	6,500.00
7825 · Accounting Services	0.00	222.92	(222.92)	2,775.00	1,337.50	1,437.50	2,675.00
7830 · Division Fees	0.00	7.25	(7.25)	86.25	43.50	42.75	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	250.00	(250.00)	500.00
7870 · Management Fee-Common	1,397.58	1,397.50	0.08	8,385.48	8,385.00	0.48	16,770.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	250.00	(250.00)	500.00
7880 · Office Supplies, Postage, etc.	527.32	160.50	366.82	2,137.86	963.00	1,174.86	1,926.00
7885 · Bank Service Charge	8.60	29.17	(20.57)	395.30	175.00	220.30	350.00
7890 · Bad Debt Expense	500.00	83.33	416.67	500.00	500.00	0.00	1,000.00
Total 7800 · Administration	7,062.25	3,584.01	3,478.24	27,641.69	21,504.00	6,137.69	43,008.00
Total 7000 · Disbursements	24,364.41	22,824.43	1,539.98	155,256.21	136,946.50	18,309.71	273,893.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	20,500.00	20,500.00	0.00	41,000.00
Total 9000 · Transfer to Reserves	0.00	0.00	0.00	20,500.00	20,500.00	0.00	41,000.00
Total Expense	24,364.41	22,824.43	1,539.98	175,756.21	157,446.50	18,309.71	314,893.00
Net Ordinary Income	(1,516.75)	(0.02)	(1,516.73)	(17,893.42)	0.00	(17,893.42)	0.00
Other Income/Expense							
Other Income							
5011 · East Side Homes Assessments	11,083.09	11,083.08	0.01	66,498.52	66,498.50	0.02	132,997.00
Total Other Income	11,083.09	11,083.08	0.01	66,498.52	66,498.50	0.02	132,997.00
Other Expense							
7000-S · East Side Homes Expenses							
7111-S · Grounds Contract - East Side	7,704.00	8,091.67	(387.67)	46,224.00	48,550.00	(2,326.00)	97,100.00
7131-S · Mulch - East Side Homes	0.00	1,833.33	(1,833.33)	0.00	11,000.00	(11,000.00)	22,000.00
7141-S · Palm Tree Trimming-East Side	0.00	516.67	(516.67)	0.00	3,100.00	(3,100.00)	6,200.00
7151-S · Irrig Repair & Maint-East Side	411.77	416.67	(4.90)	2,620.78	2,500.00	120.78	5,000.00
7871-S · Management Fee-East Side Homes	224.75	224.75	0.00	1,348.50	1,348.50	0.00	2,697.00
Total 7000-S · East Side Homes Expenses	8,340.52	11,083.09	(2,742.57)	50,193.28	66,498.50	(16,305.22)	132,997.00
Total Other Expense	8,340.52	11,083.09	(2,742.57)	50,193.28	66,498.50	(16,305.22)	132,997.00
Net Other Income	2,742.57	(0.01)	2,742.58	16,305.24	0.00	16,305.24	0.00
Net Income	1,225.82	(0.03)	1,225.85	(1,588.18)	0.00	(1,588.18)	0.00