



FINANCIAL REPORTS
July 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.

08/22/23

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance
As of July 31, 2023

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	133,760.51
1015 · Cadence Oper MM*1509	103,000.83
Total 1010 · Checking	236,761.34
1020 · Reserve Accounts	
1022 · Centennial Res MM*49...	140,348.18
1024 · Cadence Res MM*1441	140,222.26
Total 1020 · Reserve Accounts	280,570.44
Total Checking/Savings	517,331.78
Accounts Receivable	
1040 · Assessment Receivable	7,960.51
Total Accounts Receivable	7,960.51
Other Current Assets	
1050 · Prepaid Insurance	1,038.35
1210 · Utility Deposits	50.00
Total Other Current Assets	1,088.35
Total Current Assets	526,380.64
Other Assets	
1140 · Allowance for Bad Debt	(1,372.00)
Total Other Assets	(1,372.00)
TOTAL ASSETS	525,008.64
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	370.44
Total Accounts Payable	370.44
Other Current Liabilities	
3015 · Accrued Expense	500.00
3031 · Deferred Assessments	67,794.66
3040 · Prepaid Assessments	17,327.61
Total Other Current Liabilities	85,622.27
Total Current Liabilities	85,992.71
Long Term Liabilities	
3500 · Reserve Fund	280,570.44
Total Long Term Liabilities	280,570.44
Total Liabilities	366,563.15
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	7,155.64
Total Equity	158,445.49
TOTAL LIABILITIES & EQUITY	525,008.64

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 July 2023

	Jul 23	Budget	\$ Over Bud...	Jan - Jul 23	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
5010 · Assessments	22,814.25	22,824.42	(10.17)	159,699.73	159,770.92	(71.19)	273,893.00
5013 · Reserve Assessments	10,250.00	10,250.00	0.00	30,750.00	30,750.00	0.00	41,000.00
5045 · Late Fee Income	68.76	0.00	68.76	308.78	0.00	308.78	0.00
5050 · Interest	45.39	0.00	45.39	282.68	0.00	282.68	0.00
Total Income	33,178.40	33,074.42	103.98	191,041.19	190,520.92	520.27	314,893.00
Gross Profit	33,178.40	33,074.42	103.98	191,041.19	190,520.92	520.27	314,893.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	33,950.00	35,000.00	(1,050.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	1,600.00	1,250.00	350.00	21,663.72	8,750.00	12,913.72	15,000.00
7130 · Mulch Common	0.00	458.34	(458.34)	0.00	3,208.34	(3,208.34)	5,500.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	0.00	3,500.00	(3,500.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	289.97	416.66	(126.69)	2,651.42	2,916.66	(265.24)	5,000.00
7160 · Waterway Maintenance	396.66	404.16	(7.50)	5,581.62	2,829.16	2,752.46	4,850.00
Total 7100 · Grounds	7,136.63	8,029.16	(892.53)	63,846.76	56,204.16	7,642.60	96,350.00
7300 · Amenities Expense							
7310 · Pool Contract	500.00	472.50	27.50	3,500.00	3,307.50	192.50	5,670.00
7315 · Pool Repairs/Maintenance	62.59	333.34	(270.75)	1,239.01	2,333.34	(1,094.33)	4,000.00
7320 · Cabana/Pool Area Maintenance	500.00	525.00	(25.00)	4,618.02	3,675.00	943.02	6,300.00
7335 · Pool Permit	0.00	33.34	(33.34)	375.70	233.34	142.36	400.00
7340 · Common Property Maint & Repair	50.00	83.34	(33.34)	3,676.25	583.34	3,092.91	1,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	1,750.00	(1,750.00)	3,000.00
7350 · Pool Heat	131.61	555.41	(423.80)	2,910.99	3,887.91	(976.92)	6,665.00
Total 7300 · Amenities Expense	1,244.20	2,252.93	(1,008.73)	16,319.97	15,770.43	549.54	27,035.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,698.09	866.66	831.43	8,579.13	6,066.66	2,512.47	10,400.00
7511 · Water - Pool House	140.26	125.00	15.26	852.12	875.00	(22.88)	1,500.00
7520 · Electric	448.17	400.00	48.17	2,929.23	2,800.00	129.23	4,800.00
7530 · Community Bulk Cable Contract	7,546.80	7,566.66	(19.86)	53,301.46	52,966.66	334.80	90,800.00
Total 7500 · Utilities	9,833.32	8,958.32	875.00	65,661.94	62,708.32	2,953.62	107,500.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 July 2023

	Jul 23	Budget	\$ Over Bud...	Jan - Jul 23	YTD Budget	\$ Over Bud...	Annual Bud...
7800 · Administration							
7810 · Insurance - Property	1,038.35	1,058.34	(19.99)	7,602.70	7,408.34	194.36	12,700.00
7820 · Legal/Professional	(3,782.84)	541.66	(4,324.50)	2,979.61	3,791.66	(812.05)	6,500.00
7825 · Accounting Services	0.00	222.91	(222.91)	2,775.00	1,560.41	1,214.59	2,675.00
7830 · Division Fees	0.00	7.25	(7.25)	86.25	50.75	35.50	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	41.66	(41.66)	0.00	291.66	(291.66)	500.00
7870 · Management Fee-Common	1,397.58	1,397.50	0.08	9,783.06	9,782.50	0.56	16,770.00
7873 · Facility Rental	0.00	41.66	(41.66)	0.00	291.66	(291.66)	500.00
7880 · Office Supplies, Postage, etc.	259.65	160.50	99.15	2,397.51	1,123.50	1,274.01	1,926.00
7885 · Bank Service Charge	10.35	29.16	(18.81)	405.65	204.16	201.49	350.00
7890 · Bad Debt Expense	0.00	83.34	(83.34)	500.00	583.34	(83.34)	1,000.00
Total 7800 · Administration	(1,076.91)	3,583.98	(4,660.89)	26,564.78	25,087.98	1,476.80	43,008.00
Total 7000 · Disbursements	17,137.24	22,824.39	(5,687.15)	172,393.45	159,770.89	12,622.56	273,893.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	10,250.00	10,250.00	0.00	30,750.00	30,750.00	0.00	41,000.00
Total 9000 · Transfer to Reserves	10,250.00	10,250.00	0.00	30,750.00	30,750.00	0.00	41,000.00
Total Expense	27,387.24	33,074.39	(5,687.15)	203,143.45	190,520.89	12,622.56	314,893.00
Net Ordinary Income	5,791.16	0.03	5,791.13	(12,102.26)	0.03	(12,102.29)	0.00
Other Income/Expense							
Other Income							
5011 · East Side Homes Assessments	11,083.09	11,083.09	0.00	77,581.61	77,581.59	0.02	132,997.00
Total Other Income	11,083.09	11,083.09	0.00	77,581.61	77,581.59	0.02	132,997.00
Other Expense							
7000-S · East Side Homes Expenses							
7111-S · Grounds Contract - East Side	7,704.00	8,091.66	(387.66)	53,928.00	56,641.66	(2,713.66)	97,100.00
7131-S · Mulch - East Side Homes	0.00	1,833.34	(1,833.34)	0.00	12,833.34	(12,833.34)	22,000.00
7141-S · Palm Tree Trimming-East Side	0.00	516.66	(516.66)	0.00	3,616.66	(3,616.66)	6,200.00
7151-S · Irrig Repair & Maint-East Side	201.68	416.66	(214.98)	2,822.46	2,916.66	(94.20)	5,000.00
7871-S · Management Fee-East Side Homes	224.75	224.75	0.00	1,573.25	1,573.25	0.00	2,697.00
Total 7000-S · East Side Homes Expenses	8,130.43	11,083.07	(2,952.64)	58,323.71	77,581.57	(19,257.86)	132,997.00
Total Other Expense	8,130.43	11,083.07	(2,952.64)	58,323.71	77,581.57	(19,257.86)	132,997.00
Net Other Income	2,952.66	0.02	2,952.64	19,257.90	0.02	19,257.88	0.00
Net Income	8,743.82	0.05	8,743.77	7,155.64	0.05	7,155.59	0.00