



FINANCIAL REPORTS
August 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.

09/14/23

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

	Aug 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	83,831.41
1015 · Cadence Oper MM*1509	103,013.95
Total 1010 · Checking	186,845.36
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	140,646.18
1024 · Cadence Res MM*1441	140,240.12
Total 1020 · Reserve Accounts	280,886.30
Total Checking/Savings	467,731.66
Accounts Receivable	
1040 · Assessment Receivable	6,039.52
Total Accounts Receivable	6,039.52
Other Current Assets	
1050 · Prepaid Insurance	15,151.10
1210 · Utility Deposits	50.00
Total Other Current Assets	15,201.10
Total Current Assets	488,972.28
Other Assets	
1140 · Allowance for Bad Debt	(1,372.00)
Total Other Assets	(1,372.00)
TOTAL ASSETS	487,600.28
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	6,914.14
Total Accounts Payable	6,914.14
Other Current Liabilities	
3015 · Accrued Expense	500.00
3031 · Deferred Assessments	33,897.32
3040 · Prepaid Assessments	17,885.61
Total Other Current Liabilities	52,282.93
Total Current Liabilities	59,197.07
Long Term Liabilities	
3500 · Reserve Fund	280,886.30
Total Long Term Liabilities	280,886.30
Total Liabilities	340,083.37
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	(3,772.94)
Total Equity	147,516.91
TOTAL LIABILITIES & EQUITY	487,600.28

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
 August 2023

	Aug 23	Budget	\$ Over Bud...	Jan - Aug 23	YTD Budget	\$ Over Bud...	Annual Bu...
Ordinary Income/Expense							
Income							
5010 · Assessments	22,814.25	22,824.42	(10.17)	182,513.98	182,595.34	(81.36)	273,893.00
5013 · Reserve Assessments	0.00	0.00	0.00	30,750.00	30,750.00	0.00	41,000.00
5045 · Late Fee Income	299.75	0.00	299.75	608.53	0.00	608.53	0.00
5050 · Interest	39.58	0.00	39.58	322.26	0.00	322.26	0.00
Total Income	23,153.58	22,824.42	329.16	214,194.77	213,345.34	849.43	314,893.00
Gross Profit	23,153.58	22,824.42	329.16	214,194.77	213,345.34	849.43	314,893.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	38,800.00	40,000.00	(1,200.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	6,000.00	1,250.00	4,750.00	27,663.72	10,000.00	17,663.72	15,000.00
7130 · Mulch Common	0.00	458.33	(458.33)	0.00	3,666.67	(3,666.67)	5,500.00
7140 · Palm Tree Trimming	5,576.00	500.00	5,076.00	5,576.00	4,000.00	1,576.00	6,000.00
7150 · Irrigation Repairs & Maint-Comm	157.26	416.67	(259.41)	2,808.68	3,333.33	(524.65)	5,000.00
7160 · Waterway Maintenance	408.56	404.17	4.39	5,990.18	3,233.33	2,756.85	4,850.00
Total 7100 · Grounds	16,991.82	8,029.17	8,962.65	80,838.58	64,233.33	16,605.25	96,350.00
7300 · Amenities Expense							
7310 · Pool Contract	500.00	472.50	27.50	4,000.00	3,780.00	220.00	5,670.00
7315 · Pool Repairs/Maintenance	0.00	333.33	(333.33)	1,239.01	2,666.67	(1,427.66)	4,000.00
7320 · Cabana/Pool Area Maintenance	701.13	525.00	176.13	5,319.15	4,200.00	1,119.15	6,300.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.70	266.67	109.03	400.00
7340 · Common Property Maint & Repair	288.00	83.33	204.67	3,964.25	666.67	3,297.58	1,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	2,000.00	(2,000.00)	3,000.00
7350 · Pool Heat	95.14	555.42	(460.28)	3,006.13	4,443.33	(1,437.20)	6,665.00
Total 7300 · Amenities Expense	1,584.27	2,252.91	(668.64)	17,904.24	18,023.34	(119.10)	27,035.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,416.42	866.67	549.75	9,995.55	6,933.33	3,062.22	10,400.00
7511 · Water - Pool House	146.82	125.00	21.82	998.94	1,000.00	(1.06)	1,500.00
7520 · Electric	431.79	400.00	31.79	3,361.02	3,200.00	161.02	4,800.00
7530 · Community Bulk Cable Contract	7,546.80	7,566.67	(19.87)	60,848.26	60,533.33	314.93	90,800.00
Total 7500 · Utilities	9,541.83	8,958.34	583.49	75,203.77	71,666.66	3,537.11	107,500.00

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Wisteria Park HOA Inc

Profit & Loss Budget Performance

August 2023

	Aug 23	Budget	\$ Over Bud...	Jan - Aug 23	YTD Budget	\$ Over Bud...	Annual Bu...
7800 · Administration							
7810 · Insurance - Property	1,538.35	1,058.33	480.02	9,141.05	8,466.67	674.38	12,700.00
7820 · Legal/Professional	262.97	541.67	(278.70)	3,242.58	4,333.33	(1,090.75)	6,500.00
7825 · Accounting Services	0.00	222.92	(222.92)	2,775.00	1,783.33	991.67	2,675.00
7830 · Division Fees	0.00	7.25	(7.25)	86.25	58.00	28.25	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	333.33	(333.33)	500.00
7870 · Management Fee-Common	1,397.58	1,397.50	0.08	11,180.64	11,180.00	0.64	16,770.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	333.33	(333.33)	500.00
7880 · Office Supplies, Postage, etc.	299.54	160.50	139.04	2,697.05	1,284.00	1,413.05	1,926.00
7885 · Bank Service Charge	0.00	29.17	(29.17)	405.65	233.33	172.32	350.00
7890 · Bad Debt Expense	0.00	83.33	(83.33)	500.00	666.67	(166.67)	1,000.00
Total 7800 · Administration	3,498.44	3,584.01	(85.57)	30,063.22	28,671.99	1,391.23	43,008.00
Total 7000 · Disbursements	31,616.36	22,824.43	8,791.93	204,009.81	182,595.32	21,414.49	273,893.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	30,750.00	30,750.00	0.00	41,000.00
Total 9000 · Transfer to Reserves	0.00	0.00	0.00	30,750.00	30,750.00	0.00	41,000.00
Total Expense	31,616.36	22,824.43	8,791.93	234,759.81	213,345.32	21,414.49	314,893.00
Net Ordinary Income	(8,462.78)	(0.01)	(8,462.77)	(20,565.04)	0.02	(20,565.06)	0.00
Other Income/Expense							
Other Income							
5011 · East Side Homes Assessments	11,083.09	11,083.08	0.01	88,664.70	88,664.67	0.03	132,997.00
Total Other Income	11,083.09	11,083.08	0.01	88,664.70	88,664.67	0.03	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)	61,632.00	64,733.33	(3,101.33)	97,100.00
7131-S · Mulch - East Side Homes	0.00	1,833.33	(1,833.33)	0.00	14,666.67	(14,666.67)	22,000.00
7141-S · Palm Tree Trimming-East Side	5,206.00	516.67	4,689.33	5,206.00	4,133.33	1,072.67	6,200.00
7151-S · Irrig Repair & Maint-East Side	414.14	416.67	(2.53)	3,236.60	3,333.33	(96.73)	5,000.00
7871-S · Management Fee-East Side Homes	224.75	224.75	0.00	1,798.00	1,798.00	0.00	2,697.00
Total 7000-S · East Side Homes Expenses	13,548.89	11,083.09	2,465.80	71,872.60	88,664.66	(16,792.06)	132,997.00
Total Other Expense	13,548.89	11,083.09	2,465.80	71,872.60	88,664.66	(16,792.06)	132,997.00
Net Other Income	(2,465.80)	(0.01)	(2,465.79)	16,792.10	0.01	16,792.09	0.00
Net Income	(10,928.58)	(0.02)	(10,928.56)	(3,772.94)	0.03	(3,772.97)	0.00