



FINANCIAL REPORTS
September 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.

10/06/23

Wisteria Park HOA Inc

Statement of Assets, Liabilities, & Fund Balance

As of September 30, 2023

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	90,981.63
1015 · Cadence Oper MM*1509	103,026.65
Total 1010 · Checking	194,008.28
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	140,935.18
1024 · Cadence Res MM*1441	140,257.41
Total 1020 · Reserve Accounts	281,192.59
Total Checking/Savings	475,200.87
Accounts Receivable	
1040 · Assessment Receivable	535.21
Total Accounts Receivable	535.21
Other Current Assets	
1050 · Prepaid Insurance	13,888.51
1210 · Utility Deposits	50.00
Total Other Current Assets	13,938.51
Total Current Assets	489,674.59
Other Assets	
1140 · Allowance for Bad Debt	(1,372.00)
Total Other Assets	(1,372.00)
TOTAL ASSETS	488,302.59
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	507.12
Total Accounts Payable	507.12
Other Current Liabilities	
3015 · Accrued Expense	500.00
3040 · Prepaid Assessments	54,221.75
Total Other Current Liabilities	54,721.75
Total Current Liabilities	55,228.87
Long Term Liabilities	
3500 · Reserve Fund	281,192.59
Total Long Term Liabilities	281,192.59
Total Liabilities	336,421.46
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	591.28
Total Equity	151,881.13
TOTAL LIABILITIES & EQUITY	488,302.59

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Wisteria Park HOA Inc

Profit & Loss Budget Performance

September 2023

	Sep 23	Budget	\$ Over Budget	Jan - Sep 23	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
5010 · Assessments	22,814.24	22,824.41	(10.17)	205,328.22	205,419.75	(91.53)	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	(9.70)	0.00	(9.70)	598.83	0.00	598.83	0.00
5050 · Interest	27.00	0.00	27.00	349.26	0.00	349.26	0.00
Total Income	22,831.54	22,824.41	7.13	237,026.31	236,169.75	856.56	314,893.00
Gross Profit	22,831.54	22,824.41	7.13	237,026.31	236,169.75	856.56	314,893.00
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	0.00	1,250.00	(1,250.00)	27,663.72	11,250.00	16,413.72	15,000.00
7130 · Mulch Common	0.00	458.33	(458.33)	0.00	4,125.00	(4,125.00)	5,500.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	5,576.00	4,500.00	1,076.00	6,000.00
7150 · Irrigation Repairs & Maint-Comm	989.85	416.67	573.18	3,798.53	3,750.00	48.53	5,000.00
7160 · Waterway Maintenance	408.56	404.17	4.39	6,398.74	3,637.50	2,761.24	4,850.00
Total 7100 · Grounds	6,248.41	8,029.17	(1,780.76)	87,086.99	72,262.50	14,824.49	96,350.00
7300 · Amenities Expense							
7310 · Pool Contract	500.00	472.50	27.50	4,500.00	4,252.50	247.50	5,670.00
7315 · Pool Repairs/Maintenance	0.00	333.33	(333.33)	1,239.01	3,000.00	(1,760.99)	4,000.00
7320 · Cabana/Pool Area Maintenance	500.00	525.00	(25.00)	5,819.15	4,725.00	1,094.15	6,300.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.70	300.00	75.70	400.00
7340 · Common Property Maint & Repair	52.62	83.33	(30.71)	4,016.87	750.00	3,266.87	1,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	2,250.00	(2,250.00)	3,000.00
7350 · Pool Heat	92.02	555.42	(463.40)	3,098.15	4,998.75	(1,900.60)	6,665.00
Total 7300 · Amenities Expense	1,144.64	2,252.91	(1,108.27)	19,048.88	20,276.25	(1,227.37)	27,035.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,843.25	866.67	976.58	11,838.80	7,800.00	4,038.80	10,400.00
7511 · Water - Pool House	126.10	125.00	1.10	1,125.04	1,125.00	0.04	1,500.00
7520 · Electric	429.90	400.00	29.90	3,790.92	3,600.00	190.92	4,800.00
7530 · Community Bulk Cable Contract	7,407.36	7,566.67	(159.31)	68,255.62	68,100.00	155.62	90,800.00
Total 7500 · Utilities	9,806.61	8,958.34	848.27	85,010.38	80,625.00	4,385.38	107,500.00
7800 · Administration							
7810 · Insurance - Property	1,246.83	1,058.33	188.50	10,387.88	9,525.00	862.88	12,700.00
7820 · Legal/Professional	1,230.14	541.67	688.47	4,472.72	4,875.00	(402.28)	6,500.00
7825 · Accounting Services	0.00	222.92	(222.92)	2,775.00	2,006.25	768.75	2,675.00
7830 · Division Fees	0.00	7.25	(7.25)	86.25	65.25	21.00	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	375.00	(375.00)	500.00
7870 · Management Fee-Common	1,397.58	1,397.50	0.08	12,578.22	12,577.50	0.72	16,770.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	375.00	(375.00)	500.00
7880 · Office Supplies, Postage, etc.	269.49	160.50	108.99	2,966.54	1,444.50	1,522.04	1,926.00
7885 · Bank Service Charge	16.30	29.17	(12.87)	421.95	262.50	159.45	350.00
7890 · Bad Debt Expense	0.00	83.33	(83.33)	500.00	750.00	(250.00)	1,000.00
Total 7800 · Administration	4,160.34	3,584.01	576.33	34,223.56	32,256.00	1,967.56	43,008.00
Total 7000 · Disbursements	21,360.00	22,824.43	(1,464.43)	225,369.81	205,419.75	19,950.06	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	21,360.00	22,824.43	(1,464.43)	256,119.81	236,169.75	19,950.06	314,893.00
Net Ordinary Income	1,471.54	(0.02)	1,471.56	(19,093.50)	0.00	(19,093.50)	0.00
Other Income/Expense							
Other Income							
5011 · East Side Homes Assessments	11,083.08	11,083.08	0.00	99,747.78	99,747.75	0.03	132,997.00
Total Other Income	11,083.08	11,083.08	0.00	99,747.78	99,747.75	0.03	132,997.00

10/06/23

Wisteria Park HOA Inc

Profit & Loss Budget Performance

September 2023

	Sep 23	Budget	\$ Over Budget	Jan - Sep 23	YTD Budget	\$ Over Bud...	Annual Bud...
Other Expense							
7000-S · East Side Homes Expenses							
7111-S · Grounds Contract - East Side	7,704.00	8,091.67	(387.67)	69,336.00	72,825.00	(3,489.00)	97,100.00
7131-S · Mulch - East Side Homes	0.00	1,833.33	(1,833.33)	0.00	16,500.00	(16,500.00)	22,000.00
7141-S · Palm Tree Trimming-East Side	0.00	516.67	(516.67)	5,206.00	4,650.00	556.00	6,200.00
7151-S · Irrig Repair & Maint-East Side	261.65	416.67	(155.02)	3,498.25	3,750.00	(251.75)	5,000.00
7871-S · Management Fee-East Side Homes	224.75	224.75	0.00	2,022.75	2,022.75	0.00	2,697.00
Total 7000-S · East Side Homes Expenses	8,190.40	11,083.09	(2,892.69)	80,063.00	99,747.75	(19,684.75)	132,997.00
Total Other Expense	8,190.40	11,083.09	(2,892.69)	80,063.00	99,747.75	(19,684.75)	132,997.00
Net Other Income	2,892.68	(0.01)	2,892.69	19,684.78	0.00	19,684.78	0.00
Net Income	4,364.22	(0.03)	4,364.25	591.28	0.00	591.28	0.00