



FINANCIAL REPORTS
October 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.

Wisteria Park HOA Inc

Statement of Assets, Liabilities, & Fund Balance

As of October 31, 2023

	Oct 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	112,394.26
1015 · Cadence Oper MM*1509	103,036.22
Total 1010 · Checking	215,430.48
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	124,821.19
1024 · Cadence Res MM*1441	140,270.44
Total 1020 · Reserve Accounts	265,091.63
Total Checking/Savings	480,522.11
Accounts Receivable	
1040 · Assessment Receivable	3,252.91
Total Accounts Receivable	3,252.91
Other Current Assets	
1050 · Prepaid Insurance	12,625.92
1210 · Utility Deposits	50.00
Total Other Current Assets	12,675.92
Total Current Assets	496,450.94
Other Assets	
1140 · Allowance for Bad Debt	(1,372.00)
Total Other Assets	(1,372.00)
TOTAL ASSETS	495,078.94
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,520.30
Total Accounts Payable	1,520.30
Other Current Liabilities	
3015 · Accrued Expense	500.00
3031 · Deferred Assessments	67,794.67
3040 · Prepaid Assessments	4,401.05
Total Other Current Liabilities	72,695.72
Total Current Liabilities	74,216.02
Long Term Liabilities	
3500 · Reserve Fund	265,091.63
Total Long Term Liabilities	265,091.63
Total Liabilities	339,307.65
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	4,481.44
Total Equity	155,771.29
TOTAL LIABILITIES & EQUITY	495,078.94

Wisteria Park HOA Inc
Profit & Loss Budget Performance
 October 2023

	Oct 23	Budget	\$ Over Bud...	Jan - Oct 23	YTD Budget	\$ Over Bud...	Annual Bu...
Ordinary Income/Expense							
Income							
5010 · Assessments	22,814.25	22,824.42	(10.17)	228,142.47	228,244.17	(101.70)	273,893.00
5013 · Reserve Assessments	10,250.00	10,250.00	0.00	41,000.00	41,000.00	0.00	41,000.00
5045 · Late Fee Income	0.00	0.00	0.00	598.83	0.00	598.83	0.00
5050 · Interest	40.21	0.00	40.21	389.47	0.00	389.47	0.00
Total Income	33,104.46	33,074.42	30.04	270,130.77	269,244.17	886.60	314,893.00
Gross Profit	33,104.46	33,074.42	30.04	270,130.77	269,244.17	886.60	314,893.00
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	0.00	1,250.00	(1,250.00)	27,663.72	12,500.00	15,163.72	15,000.00
7130 · Mulch Common	0.00	458.34	(458.34)	0.00	4,583.34	(4,583.34)	5,500.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	5,576.00	5,000.00	576.00	6,000.00
7150 · Irrigation Repairs & Maint-Comm	172.46	416.66	(244.20)	3,970.99	4,166.66	(195.67)	5,000.00
7160 · Waterway Maintenance	408.56	404.16	4.40	6,807.30	4,041.66	2,765.64	4,850.00
Total 7100 · Grounds	5,431.02	8,029.16	(2,598.14)	92,518.01	80,291.66	12,226.35	96,350.00
7300 · Amenities Expense							
7310 · Pool Contract	500.00	472.50	27.50	5,000.00	4,725.00	275.00	5,670.00
7315 · Pool Repairs/Maintenance	1,174.38	333.34	841.04	2,413.39	3,333.34	(919.95)	4,000.00
7320 · Cabana/Pool Area Maintenance	512.83	525.00	(12.17)	6,331.98	5,250.00	1,081.98	6,300.00
7335 · Pool Permit	0.00	33.34	(33.34)	375.70	333.34	42.36	400.00
7340 · Common Property Maint & Repair	553.00	83.34	469.66	4,569.87	833.34	3,736.53	1,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	2,500.00	(2,500.00)	3,000.00
7350 · Pool Heat	100.21	555.41	(455.20)	3,198.36	5,554.16	(2,355.80)	6,665.00
Total 7300 · Amenities Expense	2,840.42	2,252.93	587.49	21,889.30	22,529.18	(639.88)	27,035.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,170.49	866.66	303.83	13,009.29	8,666.66	4,342.63	10,400.00
7511 · Water - Pool House	137.70	125.00	12.70	1,262.74	1,250.00	12.74	1,500.00
7520 · Electric	417.76	400.00	17.76	4,208.68	4,000.00	208.68	4,800.00
7530 · Community Bulk Cable Contract	7,546.80	7,566.66	(19.86)	75,802.42	75,666.66	135.76	90,800.00
Total 7500 · Utilities	9,272.75	8,958.32	314.43	94,283.13	89,583.32	4,699.81	107,500.00
7800 · Administration							
7810 · Insurance - Property	1,262.59	1,058.34	204.25	11,650.47	10,583.34	1,067.13	12,700.00
7820 · Legal/Professional	1,184.50	541.66	642.84	5,657.22	5,416.66	240.56	6,500.00
7825 · Accounting Services	0.00	222.91	(222.91)	2,775.00	2,229.16	545.84	2,675.00
7830 · Division Fees	0.00	7.25	(7.25)	86.25	72.50	13.75	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	41.66	(41.66)	0.00	416.66	(416.66)	500.00
7870 · Management Fee-Common	1,397.58	1,397.50	0.08	13,975.80	13,975.00	0.80	16,770.00
7873 · Facility Rental	0.00	41.66	(41.66)	0.00	416.66	(416.66)	500.00
7880 · Office Supplies, Postage, etc.	280.09	160.50	119.59	3,246.63	1,605.00	1,641.63	1,926.00
7885 · Bank Service Charge	12.70	29.16	(16.46)	434.65	291.66	142.99	350.00
7890 · Bad Debt Expense	0.00	83.34	(83.34)	500.00	833.34	(333.34)	1,000.00
Total 7800 · Administration	4,137.46	3,583.98	553.48	38,361.02	35,839.98	2,521.04	43,008.00
Total 7000 · Disbursements	21,681.65	22,824.39	(1,142.74)	247,051.46	228,244.14	18,807.32	273,893.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	10,250.00	10,250.00	0.00	41,000.00	41,000.00	0.00	41,000.00
Total 9000 · Transfer to Reserves	10,250.00	10,250.00	0.00	41,000.00	41,000.00	0.00	41,000.00
Total Expense	31,931.65	33,074.39	(1,142.74)	288,051.46	269,244.14	18,807.32	314,893.00
Net Ordinary Income	1,172.81	0.03	1,172.78	(17,920.69)	0.03	(17,920.72)	0.00
Other Income/Expense							
Other Income							
5011 · East Side Homes Assessments	11,083.08	11,083.09	(0.01)	110,830.86	110,830.84	0.02	132,997.00
Total Other Income	11,083.08	11,083.09	(0.01)	110,830.86	110,830.84	0.02	132,997.00

11/13/23

Wisteria Park HOA Inc
Profit & Loss Budget Performance

October 2023

	Oct 23	Budget	\$ Over Bud...	Jan - Oct 23	YTD Budget	\$ Over Bud...	Annual Bu...
Other Expense							
7000-S · East Side Homes Expenses							
7111-S · Grounds Contract - East Side	7,704.00	8,091.66	(387.66)	77,040.00	80,916.66	(3,876.66)	97,100.00
7131-S · Mulch - East Side Homes	0.00	1,833.34	(1,833.34)	0.00	18,333.34	(18,333.34)	22,000.00
7141-S · Palm Tree Trimming-East Side	0.00	516.66	(516.66)	5,206.00	5,166.66	39.34	6,200.00
7151-S · Irrig Repair & Maint-East Side	436.98	416.66	20.32	3,935.23	4,166.66	(231.43)	5,000.00
7871-S · Management Fee-East Side Homes	224.75	224.75	0.00	2,247.50	2,247.50	0.00	2,697.00
Total 7000-S · East Side Homes Expenses	8,365.73	11,083.07	(2,717.34)	88,428.73	110,830.82	(22,402.09)	132,997.00
Total Other Expense	8,365.73	11,083.07	(2,717.34)	88,428.73	110,830.82	(22,402.09)	132,997.00
Net Other Income	2,717.35	0.02	2,717.33	22,402.13	0.02	22,402.11	0.00
Net Income	3,890.16	0.05	3,890.11	4,481.44	0.05	4,481.39	0.00