



**FINANCIAL REPORTS**  
**November 30, 2023**

**TABLE OF CONTENTS:**

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

**Prepared By: Sunstate Association Management Group, Inc.**

12/27/23

**Wisteria Park HOA Inc**  
**Statement of Assets, Liabilities, & Fund Balance**

As of November 30, 2023

	Nov 30, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	104,664.28
1015 · Cadence Oper MM*1509	103,037.07
Total 1010 · Checking	207,701.35
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	121,947.96
1024 · Cadence Res MM*1441	140,271.59
Total 1020 · Reserve Accounts	262,219.55
Total Checking/Savings	469,920.90
Accounts Receivable	
1040 · Assessment Receivable	2,267.42
Total Accounts Receivable	2,267.42
Other Current Assets	
1050 · Prepaid Insurance	11,363.32
1055 · Prepaid Expenses	250.00
1210 · Utility Deposits	50.00
Total Other Current Assets	11,663.32
Total Current Assets	483,851.64
Other Assets	
1140 · Allowance for Bad Debt	(1,372.00)
Total Other Assets	(1,372.00)
<b>TOTAL ASSETS</b>	<b>482,479.64</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	32,959.64
Total Accounts Payable	32,959.64
Other Current Liabilities	
3015 · Accrued Expense	500.00
3031 · Deferred Assessments	33,897.33
3040 · Prepaid Assessments	23,572.05
Total Other Current Liabilities	57,969.38
Total Current Liabilities	90,929.02
Long Term Liabilities	
3500 · Reserve Fund	262,219.55
Total Long Term Liabilities	262,219.55
Total Liabilities	353,148.57
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	(21,958.78)
Total Equity	129,331.07
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>482,479.64</b>

**Wisteria Park HOA Inc**  
**Profit & Loss Budget Performance**

November 2023

	Nov 23	Budget	\$ Over Budget	Jan - Nov 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
Income							
5010 · Assessments	22,814.25	22,824.42	(10.17)	250,956.72	251,068.59	(111.87)	273,893.00
5013 · Reserve Assessments	0.00	0.00	0.00	41,000.00	41,000.00	0.00	41,000.00
5045 · Late Fee Income	108.81	0.00	108.81	707.64	0.00	707.64	0.00
5050 · Interest	25.56	0.00	25.56	415.03	0.00	415.03	0.00
<b>Total Income</b>	<b>22,948.62</b>	<b>22,824.42</b>	<b>124.20</b>	<b>293,079.39</b>	<b>292,068.59</b>	<b>1,010.80</b>	<b>314,893.00</b>
<b>Gross Profit</b>	<b>22,948.62</b>	<b>22,824.42</b>	<b>124.20</b>	<b>293,079.39</b>	<b>292,068.59</b>	<b>1,010.80</b>	<b>314,893.00</b>
<b>Expense</b>							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	53,350.00	55,000.00	(1,650.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	1,092.00	1,250.00	(158.00)	28,755.72	13,750.00	15,005.72	15,000.00
7130 · Mulch Common	6,603.60	458.33	6,145.27	6,603.60	5,041.67	1,561.93	5,500.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	5,576.00	5,500.00	76.00	6,000.00
7150 · Irrigation Repairs & Maint-Comm	2,645.71	416.67	2,229.04	6,616.70	4,583.33	2,033.37	5,000.00
7160 · Waterway Maintenance	408.56	404.17	4.39	7,215.86	4,445.83	2,770.03	4,850.00
<b>Total 7100 · Grounds</b>	<b>15,599.87</b>	<b>8,029.17</b>	<b>7,570.70</b>	<b>108,117.88</b>	<b>88,320.83</b>	<b>19,797.05</b>	<b>96,350.00</b>
7300 · Amenities Expense							
7310 · Pool Contract	500.00	472.50	27.50	5,500.00	5,197.50	302.50	5,670.00
7315 · Pool Repairs/Maintenance	0.00	333.33	(333.33)	2,413.39	3,666.67	(1,253.28)	4,000.00
7320 · Cabana/Pool Area Maintenance	598.00	525.00	73.00	6,929.98	5,775.00	1,154.98	6,300.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.70	366.67	9.03	400.00
7340 · Common Property Maint & Repair	40.00	83.33	(43.33)	4,609.87	916.67	3,693.20	1,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	2,750.00	(2,750.00)	3,000.00
7350 · Pool Heat	215.71	555.42	(339.71)	3,414.07	6,109.58	(2,695.51)	6,665.00
<b>Total 7300 · Amenities Expense</b>	<b>1,353.71</b>	<b>2,252.91</b>	<b>(899.20)</b>	<b>23,243.01</b>	<b>24,782.09</b>	<b>(1,539.08)</b>	<b>27,035.00</b>
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	802.35	866.67	(64.32)	13,811.64	9,533.33	4,278.31	10,400.00
7511 · Water - Pool House	188.02	125.00	63.02	1,450.76	1,375.00	75.76	1,500.00
7520 · Electric	382.15	400.00	(17.85)	4,590.83	4,400.00	190.83	4,800.00
7530 · Community Bulk Cable Contract	7,546.80	7,566.67	(19.87)	83,349.22	83,233.33	115.89	90,800.00
<b>Total 7500 · Utilities</b>	<b>8,919.32</b>	<b>8,958.34</b>	<b>(39.02)</b>	<b>103,202.45</b>	<b>98,541.66</b>	<b>4,660.79</b>	<b>107,500.00</b>
7800 · Administration							
7810 · Insurance - Property	1,262.60	1,058.33	204.27	12,913.07	11,641.67	1,271.40	12,700.00
7820 · Legal/Professional	3.00	541.67	(538.67)	5,660.22	5,958.33	(298.11)	6,500.00
7825 · Accounting Services	0.00	222.92	(222.92)	2,775.00	2,452.08	322.92	2,675.00
7830 · Division Fees	0.00	7.25	(7.25)	86.25	79.75	6.50	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	41.67	(41.67)	0.00	458.33	(458.33)	500.00
7870 · Management Fee-Common	1,397.58	1,397.50	0.08	15,373.38	15,372.50	0.88	16,770.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
7880 · Office Supplies, Postage, etc.	1,011.79	160.50	851.29	4,258.42	1,765.50	2,492.92	1,926.00
7885 · Bank Service Charge	324.50	29.17	295.33	759.15	320.83	438.32	350.00
7890 · Bad Debt Expense	0.00	83.33	(83.33)	500.00	916.67	(416.67)	1,000.00
<b>Total 7800 · Administration</b>	<b>3,999.47</b>	<b>3,584.01</b>	<b>415.46</b>	<b>42,360.49</b>	<b>39,423.99</b>	<b>2,936.50</b>	<b>43,008.00</b>
<b>Total 7000 · Disbursements</b>	<b>29,872.37</b>	<b>22,824.43</b>	<b>7,047.94</b>	<b>276,923.83</b>	<b>251,068.57</b>	<b>25,855.26</b>	<b>273,893.00</b>
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	41,000.00	41,000.00	0.00	41,000.00
<b>Total 9000 · Transfer to Reserves</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>41,000.00</b>	<b>41,000.00</b>	<b>0.00</b>	<b>41,000.00</b>
<b>Total Expense</b>	<b>29,872.37</b>	<b>22,824.43</b>	<b>7,047.94</b>	<b>317,923.83</b>	<b>292,068.57</b>	<b>25,855.26</b>	<b>314,893.00</b>
<b>Net Ordinary Income</b>	<b>(6,923.75)</b>	<b>(0.01)</b>	<b>(6,923.74)</b>	<b>(24,844.44)</b>	<b>0.02</b>	<b>(24,844.46)</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
Other Income							
5011 · East Side Homes Assessments	11,083.09	11,083.08	0.01	121,913.95	121,913.92	0.03	132,997.00
<b>Total Other Income</b>	<b>11,083.09</b>	<b>11,083.08</b>	<b>0.01</b>	<b>121,913.95</b>	<b>121,913.92</b>	<b>0.03</b>	<b>132,997.00</b>
<b>Other Expense</b>							
7000-S · East Side Homes Expenses							
7111-S · Grounds Contract - East Side	7,704.00	8,091.67	(387.67)	84,744.00	89,008.33	(4,264.33)	97,100.00
7131-S · Mulch - East Side Homes	22,319.36	1,833.33	20,486.03	22,319.36	20,166.67	2,152.69	22,000.00
7141-S · Palm Tree Trimming-East Side	0.00	516.67	(516.67)	5,206.00	5,683.33	(477.33)	6,200.00
7151-S · Irrig Repair & Maint-East Side	351.45	416.67	(65.22)	4,286.68	4,583.33	(296.65)	5,000.00
7871-S · Management Fee-East Side Homes	224.75	224.75	0.00	2,472.25	2,472.25	0.00	2,697.00
<b>Total 7000-S · East Side Homes Expenses</b>	<b>30,599.56</b>	<b>11,083.09</b>	<b>19,516.47</b>	<b>119,028.29</b>	<b>121,913.91</b>	<b>(2,885.62)</b>	<b>132,997.00</b>
<b>Total Other Expense</b>	<b>30,599.56</b>	<b>11,083.09</b>	<b>19,516.47</b>	<b>119,028.29</b>	<b>121,913.91</b>	<b>(2,885.62)</b>	<b>132,997.00</b>
<b>Net Other Income</b>	<b>(19,516.47)</b>	<b>(0.01)</b>	<b>(19,516.46)</b>	<b>2,885.66</b>	<b>0.01</b>	<b>2,885.65</b>	<b>0.00</b>
<b>Net Income</b>	<b>(26,440.22)</b>	<b>(0.02)</b>	<b>(26,440.20)</b>	<b>(21,958.78)</b>	<b>0.03</b>	<b>(21,958.81)</b>	<b>0.00</b>