



FINANCIAL REPORTS
December 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.

01/17/24

Wisteria Park HOA Inc

Statement of Assets, Liabilities, & Fund Balance

As of December 31, 2023

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	77,644.55
1015 · Cadence Oper MM*1509	103,037.95
Total 1010 · Checking	180,682.50
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	122,206.87
1024 · Cadence Res MM*1441	140,272.78
Total 1020 · Reserve Accounts	262,479.65
Total Checking/Savings	443,162.15
Accounts Receivable	
1040 · Assessment Receivable	1,078.15
Total Accounts Receivable	1,078.15
Other Current Assets	
1050 · Prepaid Insurance	10,100.72
1055 · Prepaid Expenses	250.00
1210 · Utility Deposits	50.00
Total Other Current Assets	10,400.72
Total Current Assets	454,641.02
Other Assets	
1140 · Allowance for Bad Debt	(1,872.00)
Total Other Assets	(1,872.00)
TOTAL ASSETS	452,769.02
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,516.25
Total Accounts Payable	2,516.25
Other Current Liabilities	
3040 · Prepaid Assessments	54,640.05
Total Other Current Liabilities	54,640.05
Total Current Liabilities	57,156.30
Long Term Liabilities	
3500 · Reserve Fund	262,479.65
Total Long Term Liabilities	262,479.65
Total Liabilities	319,635.95
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	(18,156.78)
Total Equity	133,133.07
TOTAL LIABILITIES & EQUITY	452,769.02

Wisteria Park HOA Inc

Profit & Loss Budget Performance

December 2023

	Dec 23	Budget	\$ Over Budget	Jan - Dec 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	22,814.25	22,824.41	(10.16)	273,770.97	273,893.00	(122.03)	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	8.37	0.00	8.37	716.01	0.00	716.01	0.00
5050 · Interest	20.15	0.00	20.15	435.18	0.00	435.18	0.00
Total Income	22,842.77	22,824.41	18.36	315,922.16	314,893.00	1,029.16	314,893.00
Gross Profit	22,842.77	22,824.41	18.36	315,922.16	314,893.00	1,029.16	314,893.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	58,200.00	60,000.00	(1,800.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	0.00	1,250.00	(1,250.00)	28,755.72	15,000.00	13,755.72	15,000.00
7130 · Mulch Common	0.00	458.33	(458.33)	6,603.60	5,500.00	1,103.60	5,500.00
7140 · Palm Tree Trimming	850.00	500.00	350.00	6,426.00	6,000.00	426.00	6,000.00
7150 · Irrigation Repairs & Maint-Comm	1,448.80	416.67	1,032.13	8,065.50	5,000.00	3,065.50	5,000.00
7160 · Waterway Maintenance	408.56	404.17	4.39	7,624.42	4,850.00	2,774.42	4,850.00
Total 7100 · Grounds	7,557.36	8,029.17	(471.81)	115,675.24	96,350.00	19,325.24	96,350.00
7300 · Amenities Expense							
7310 · Pool Contract	500.00	472.50	27.50	6,000.00	5,670.00	330.00	5,670.00
7315 · Pool Repairs/Maintenance	61.26	333.33	(272.07)	2,474.65	4,000.00	(1,525.35)	4,000.00
7320 · Cabana/Pool Area Maintenance	600.00	525.00	75.00	7,529.98	6,300.00	1,229.98	6,300.00
7335 · Pool Permit	0.00	33.33	(33.33)	375.70	400.00	(24.30)	400.00
7340 · Common Property Maint & Repair	0.00	83.33	(83.33)	4,609.87	1,000.00	3,609.87	1,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	3,000.00	(3,000.00)	3,000.00
7350 · Pool Heat	499.14	555.42	(56.28)	3,913.21	6,665.00	(2,751.79)	6,665.00
Total 7300 · Amenities Expense	1,660.40	2,252.91	(592.51)	24,903.41	27,035.00	(2,131.59)	27,035.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	945.16	866.67	78.49	14,756.80	10,400.00	4,356.80	10,400.00
7511 · Water - Pool House	222.95	125.00	97.95	1,673.71	1,500.00	173.71	1,500.00
7520 · Electric	363.36	400.00	(36.64)	4,954.19	4,800.00	154.19	4,800.00
7530 · Community Bulk Cable Contract	7,546.80	7,566.67	(19.87)	90,896.02	90,800.00	96.02	90,800.00
Total 7500 · Utilities	9,078.27	8,958.34	119.93	112,280.72	107,500.00	4,780.72	107,500.00
7800 · Administration							
7810 · Insurance - Property	1,262.60	1,058.33	204.27	14,175.67	12,700.00	1,475.67	12,700.00
7820 · Legal/Professional	0.00	541.67	(541.67)	5,660.22	6,500.00	(839.78)	6,500.00
7825 · Accounting Services	0.00	222.92	(222.92)	2,775.00	2,675.00	100.00	2,675.00
7830 · Division Fees	0.00	7.25	(7.25)	86.25	87.00	(0.75)	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	41.67	(41.67)	0.00	500.00	(500.00)	500.00
7870 · Management Fee-Common	1,397.58	1,397.50	0.08	16,770.96	16,770.00	0.96	16,770.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
7880 · Office Supplies, Postage, etc.	257.69	160.50	97.19	4,516.11	1,926.00	2,590.11	1,926.00
7885 · Bank Service Charge	13.75	29.17	(15.42)	772.90	350.00	422.90	350.00
7890 · Bad Debt Expense	500.00	83.33	416.67	1,000.00	1,000.00	0.00	1,000.00
Total 7800 · Administration	3,431.62	3,584.01	(152.39)	45,792.11	43,008.00	2,784.11	43,008.00
Total 7000 · Disbursements	21,727.65	22,824.43	(1,096.78)	298,651.48	273,893.00	24,758.48	273,893.00
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
Total 9000 · Transfer to Reserves	0.00	0.00	0.00	41,000.00	41,000.00	0.00	41,000.00
Total Expense	21,727.65	22,824.43	(1,096.78)	339,651.48	314,893.00	24,758.48	314,893.00
Net Ordinary Income	1,115.12	(0.02)	1,115.14	(23,729.32)	0.00	(23,729.32)	0.00
Other Income/Expense							
Other Income							
5011 · East Side Homes Assessments	11,083.08	11,083.08	0.00	132,997.03	132,997.00	0.03	132,997.00
Total Other Income	11,083.08	11,083.08	0.00	132,997.03	132,997.00	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)	92,448.00	97,100.00	(4,652.00)	97,100.00
7131-S · Mulch - East Side Homes	0.00	1,833.33	(1,833.33)	22,319.36	22,000.00	319.36	22,000.00
7141-S · Palm Tree Trimming-East Side	0.00	516.67	(516.67)	5,206.00	6,200.00	(994.00)	6,200.00
7151-S · Irrig Repair & Maint-East Side	467.45	416.67	50.78	4,754.13	5,000.00	(245.87)	5,000.00
7871-S · Management Fee-East Side Homes	224.75	224.75	0.00	2,697.00	2,697.00	0.00	2,697.00
Total 7000-S · East Side Homes Expenses	8,396.20	11,083.09	(2,686.89)	127,424.49	132,997.00	(5,572.51)	132,997.00
Total Other Expense	8,396.20	11,083.09	(2,686.89)	127,424.49	132,997.00	(5,572.51)	132,997.00
Net Other Income	2,686.88	(0.01)	2,686.89	5,572.54	0.00	5,572.54	0.00
Net Income	3,802.00	(0.03)	3,802.03	(18,156.78)	0.00	(18,156.78)	0.00