



**FINANCIAL REPORTS**  
**January 31, 2024**

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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 January 31, 2024

	Jan 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	119,317.62
1015 · Cadence Oper MM*1509	103,038.82
Total 1010 · Checking	222,356.44
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	132,715.64
1024 · Cadence Res MM*1441	140,273.97
Total 1020 · Reserve Accounts	272,989.61
Total Checking/Savings	495,346.05
Accounts Receivable	
1040 · Assessment Receivable	4,372.88
Total Accounts Receivable	4,372.88
Other Current Assets	
1050 · Prepaid Insurance	8,838.13
1055 · Prepaid Expenses	250.00
1210 · Utility Deposits	50.00
1499 · Undeposited Funds	1,116.00
Total Other Current Assets	10,254.13
Total Current Assets	509,973.06
Other Assets	
1140 · Allowance for Bad Debt	(1,872.00)
Total Other Assets	(1,872.00)
TOTAL ASSETS	508,101.06
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	997.04
Total Accounts Payable	997.04
Other Current Liabilities	
3015 · Accrued Expense	12,554.00
3031 · Deferred Assessments	67,785.75
3040 · Prepaid Assessments	21,571.05
3250 · Surplus Income Carryover	11,660.00
Total Other Current Liabilities	113,570.80
Total Current Liabilities	114,567.84
Long Term Liabilities	
3500 · Reserve Fund	272,989.61
Total Long Term Liabilities	272,989.61
Total Liabilities	387,557.45
Equity	
3900 · Retained Earnings	(7,477.25)
3985 · Prior Period Adjustment	(526.14)
3989 · Surplus Income Carryforward	(12,720.00)
3990 · Operating Fund Balance	134,666.53
3996 · East side Maint Surplus	6,469.93
Net Income	130.54
Total Equity	120,543.61
TOTAL LIABILITIES & EQUITY	508,101.06

Wisteria Park HOA Inc  
Profit & Loss Budget Performance  
January 2024

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	22,830.41	22,830.41	0.00	22,830.41	22,830.41	0.00	273,965.00
5013 · Reserve Assessments	10,250.00	10,250.00	0.00	10,250.00	10,250.00	0.00	41,000.00
5040 · Other	10.00	0.00	10.00	10.00	0.00	10.00	0.00
5050 · Interest	30.37	0.00	30.37	30.37	0.00	30.37	0.00
5060 · Common Area Surplus Rollover	1,060.00	1,060.00	0.00	1,060.00	1,060.00	0.00	12,720.00
Total Income	34,180.78	34,140.41	40.37	34,180.78	34,140.41	40.37	327,685.00
Gross Profit	34,180.78	34,140.41	40.37	34,180.78	34,140.41	40.37	327,685.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,091.66	(241.66)	4,850.00	5,091.66	(241.66)	61,100.00
7125 · Landscape-Renew/Replace/Remove	1,700.00	1,250.00	450.00	1,700.00	1,250.00	450.00	15,000.00
7130 · Mulch Common	0.00	458.34	(458.34)	0.00	458.34	(458.34)	5,500.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	5,129.34	366.66	4,762.68	5,129.34	366.66	4,762.68	4,400.00
7160 · Waterway Maintenance	408.52	408.34	0.18	408.52	408.34	0.18	4,900.00
Total 7100 · Grounds	12,087.86	8,075.00	4,012.86	12,087.86	8,075.00	4,012.86	96,900.00
7300 · Amenities Expense							
7310 · Pool Contract	550.00	525.00	25.00	550.00	525.00	25.00	6,300.00
7315 · Pool Repairs/Maintenance	0.00	162.50	(162.50)	0.00	162.50	(162.50)	1,950.00
7320 · Cabana/Pool Area Maintenance	245.09	583.34	(338.25)	245.09	583.34	(338.25)	7,000.00
7335 · Pool Permit	0.00	33.34	(33.34)	0.00	33.34	(33.34)	400.00
7340 · Common Property Maint & Repair	0.00	333.34	(333.34)	0.00	333.34	(333.34)	4,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7350 · Pool Heat	1,033.11	555.41	477.70	1,033.11	555.41	477.70	6,665.00
Total 7300 · Amenities Expense	1,828.20	2,442.93	(614.73)	1,828.20	2,442.93	(614.73)	29,315.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,012.53	1,250.00	(237.47)	1,012.53	1,250.00	(237.47)	15,000.00
7511 · Water - Pool House	163.66	130.00	33.66	163.66	130.00	33.66	1,560.00
7520 · Electric	397.24	437.09	(39.85)	397.24	437.09	(39.85)	5,245.00
7530 · Community Bulk Cable Contract	7,818.51	7,712.66	105.85	7,818.51	7,712.66	105.85	92,552.00
Total 7500 · Utilities	9,391.94	9,529.75	(137.81)	9,391.94	9,529.75	(137.81)	114,357.00
7800 · Administration							
7810 · Insurance - Property	1,262.59	1,250.00	12.59	1,262.59	1,250.00	12.59	15,000.00
7820 · Legal/Professional	0.00	425.00	(425.00)	0.00	425.00	(425.00)	5,100.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7830 · Division Fees	0.00	7.25	(7.25)	0.00	7.25	(7.25)	87.00
7870 · Management Fee-Common	1,440.50	1,440.50	0.00	1,440.50	1,440.50	0.00	17,286.00
7873 · Facility Rental	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00
7880 · Office Supplies, Postage, etc.	591.48	291.66	299.82	591.48	291.66	299.82	3,500.00
7885 · Bank Service Charge	20.40	53.34	(32.94)	20.40	53.34	(32.94)	640.00
7890 · Bad Debt Expense	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
Total 7800 · Administration	3,314.97	3,842.75	(527.78)	3,314.97	3,842.75	(527.78)	46,113.00
Total 7000 · Disbursements	26,622.97	23,890.43	2,732.54	26,622.97	23,890.43	2,732.54	286,685.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	10,250.00	10,250.00	0.00	10,250.00	10,250.00	0.00	41,000.00
Total 9000 · Transfer to Reserves	10,250.00	10,250.00	0.00	10,250.00	10,250.00	0.00	41,000.00
Total Expense	36,872.97	34,140.43	2,732.54	36,872.97	34,140.43	2,732.54	327,685.00
Net Ordinary Income	(2,692.19)	(0.02)	(2,692.17)	(2,692.19)	(0.02)	(2,692.17)	0.00
Other Income/Expense							
Other Income							
5011 · East Side Homes Assessments	11,075.84	11,075.84	0.00	11,075.84	11,075.84	0.00	132,910.00
Total Other Income	11,075.84	11,075.84	0.00	11,075.84	11,075.84	0.00	132,910.00

Wisteria Park HOA Inc  
Profit & Loss Budget Performance  
January 2024

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
Other Expense							
7000-S · East Side Homes Expenses							
7111-S · Grounds Contract - East Side	7,704.00	8,091.66	(387.66)	7,704.00	8,091.66	(387.66)	97,100.00
7131-S · Mulch - East Side Homes	0.00	1,833.34	(1,833.34)	0.00	1,833.34	(1,833.34)	22,000.00
7141-S · Palm Tree Trimming-East Side	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
7151-S · Irrig Repair & Maint-East Side	314.61	416.66	(102.05)	314.61	416.66	(102.05)	5,000.00
7871-S · Management Fee-East Side Homes	234.50	234.16	0.34	234.50	234.16	0.34	2,810.00
Total 7000-S · East Side Homes Expenses	8,253.11	11,075.82	(2,822.71)	8,253.11	11,075.82	(2,822.71)	132,910.00
Total Other Expense	8,253.11	11,075.82	(2,822.71)	8,253.11	11,075.82	(2,822.71)	132,910.00
Net Other Income	2,822.73	0.02	2,822.71	2,822.73	0.02	2,822.71	0.00
Net Income	130.54	0.00	130.54	130.54	0.00	130.54	0.00