



FINANCIAL REPORTS
May 31, 2024

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Wisteria Park Homeowners Association, Inc.

Balance Sheet as of 5/31/2024

Assets	Operating	Reserve	Total
Asset			
1013 - Centennial OP 4972	\$72,374.23		\$72,374.23
1015 - Cadence OP MM 1509	\$103,042.22		\$103,042.22
1022 - Centennial MM 4980		\$144,091.85	\$144,091.85
1024 - Cadence MM 1441		\$40,277.43	\$40,277.43
1025 - Cadence RES CD 12/17/24 5.2%		\$100,000.00	\$100,000.00
1050 - Prepaid Insurance	\$3,787.76		\$3,787.76
1055 - Prepaid Expenses	\$1,600.00		\$1,600.00
1100 - Accounts Receivable	\$3,266.90		\$3,266.90
1140 - Allowance for Bad Debt	(\$1,000.00)		(\$1,000.00)
1210 - Utility Deposits	\$50.00		\$50.00
Total Asset	\$183,121.11	\$284,369.28	\$467,490.39
Total Assets	\$183,121.11	\$284,369.28	\$467,490.39
Liabilities / Equity			
Liabilities			
3010 - Accounts Payable	\$5,732.29		\$5,732.29
3030 - Deferred Assessments	\$33,879.50		\$33,879.50
3035 - Prepaid Assessments	\$15,212.38		\$15,212.38
3250 - Surplus Income Carryover	\$7,420.00		\$7,420.00
3610 - Pooled Reserve Fund		\$279,978.06	\$279,978.06
3890 - Reserve Interest		\$4,391.22	\$4,391.22
Total Liabilities	\$62,244.17	\$284,369.28	\$346,613.45
Equity			
3900 - Retained Earnings	(\$7,477.39)		(\$7,477.39)
3989 - Surplus Income Carryforward	(\$12,720.00)		(\$12,720.00)
3990 - Operating Fund Balance	\$134,666.53		\$134,666.53
3996 - East side Maint Surplus	\$6,468.93		\$6,468.93
3999 - Net Income	(\$61.13)		(\$61.13)
Total Equity	\$120,876.94		\$120,876.94
Total Liabilities / Equity	\$183,121.11	\$284,369.28	\$467,490.39

Wisteria Park Homeowners Association, Inc.

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Assessments	22,830.41	22,830.42	(.01)	114,152.07	114,152.08	(.01)	273,965.00
5013 - Reserve Assessments	-	-	-	20,500.00	20,500.00	-	41,000.00
5040 - Other	-	-	-	10.00	-	10.00	-
5045 - Late Fee Income	-	-	-	90.43	-	90.43	-
5050 - Interest	18.95	-	18.95	127.87	-	127.87	-
5060 - Common Area Surplus Rollover	1,060.00	1,060.00	-	5,300.00	5,300.00	-	12,720.00
Total Income	23,909.36	23,890.42	18.94	140,180.37	139,952.08	228.29	327,685.00
East Side Income							
5911 - East Side Homes Assessments	11,075.84	11,075.83	.01	55,379.18	55,379.17	.01	132,910.00
Total East Side Income	11,075.84	11,075.83	.01	55,379.18	55,379.17	.01	132,910.00
Total Income	34,985.20	34,966.25	18.95	195,559.55	195,331.25	228.30	460,595.00
Operating Expense							
Grounds							
7110 - Grounds Contract Common Area	5,044.00	5,091.67	47.67	25,220.00	25,458.33	238.33	61,100.00
7125 - Landscape-Renew/Replace/Remove	-	1,250.00	1,250.00	10,933.21	6,250.00	(4,683.21)	15,000.00
7130 - Mulch Common	-	458.33	458.33	2,113.80	2,291.67	177.87	5,500.00
7140 - Palm Tree Trimming	-	500.00	500.00	-	2,500.00	2,500.00	6,000.00
7150 - Irrigation Repairs & Maint-Comm	460.42	366.67	(93.75)	6,023.68	1,833.33	(4,190.35)	4,400.00
7160 - Waterway Maintenance	408.56	408.33	(.23)	2,042.80	2,041.67	(1.13)	4,900.00
Total Grounds	5,912.98	8,075.00	2,162.02	46,333.49	40,375.00	(5,958.49)	96,900.00
Amenities							
7310 - Pool Contract	550.00	525.00	(25.00)	2,750.00	2,625.00	(125.00)	6,300.00
7315 - Pool Repairs/Maintenance	65.65	162.50	96.85	1,707.47	812.50	(894.97)	1,950.00
7320 - Cabana/Pool Area Maintenance	678.55	583.33	(95.22)	4,170.75	2,916.67	(1,254.08)	7,000.00
7335 - Pool Permit	375.70	33.33	(342.37)	375.70	166.67	(209.03)	400.00
7340 - Common Property Maint & Repair	1,114.49	333.33	(781.16)	6,789.80	1,666.67	(5,123.13)	4,000.00
7345 - Pressure Washing	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
7350 - Pool Heat	552.00	555.42	3.42	4,090.84	2,777.08	(1,313.76)	6,665.00
Total Amenities	3,336.39	2,442.91	(893.48)	19,884.56	12,214.59	(7,669.97)	29,315.00
Utilities							
7510 - Irrigation Water (Reclaimed)	994.45	1,250.00	255.55	4,797.32	6,250.00	1,452.68	15,000.00
7511 - Water - Pool House	261.07	130.00	(131.07)	957.46	650.00	(307.46)	1,560.00
7520 - Electric	368.92	437.08	68.16	1,911.65	2,185.42	273.77	5,245.00
7530 - Community Bulk Cable Contract	7,840.51	7,712.67	(127.84)	38,800.78	38,563.33	(237.45)	92,552.00
Total Utilities	9,464.95	9,529.75	64.80	46,467.21	47,648.75	1,181.54	114,357.00
Administrative							
7810 - Insurance - Property	1,262.60	1,250.00	(12.60)	6,312.96	6,250.00	(62.96)	15,000.00

Wisteria Park Homeowners Association, Inc.

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7820 - Legal/Professional	-	425.00	425.00	935.50	2,125.00	1,189.50	5,100.00
7825 - Accounting Services	2,650.00	250.00	(2,400.00)	2,950.00	1,250.00	(1,700.00)	3,000.00
7830 - Division Fees	-	7.25	7.25	61.25	36.25	(25.00)	87.00
7835 - Fees, Dues, License	-	-	-	525.00	-	(525.00)	-
7840 - Income Tax	-	-	-	503.00	-	(503.00)	-
7870 - Management Fee-Common	1,440.50	1,440.50	-	7,202.50	7,202.50	-	17,286.00
7873 - Facility Rental	-	41.67	41.67	-	208.33	208.33	500.00
7880 - Office Supplies, Postage, etc.	271.73	291.67	19.94	1,590.10	1,458.33	(131.77)	3,500.00
7885 - Bank Service Charge	9.45	53.33	43.88	61.00	266.67	205.67	640.00
7890 - Bad Debt Expense	-	83.33	83.33	(872.00)	416.67	1,288.67	1,000.00
Total Administrative	5,634.28	3,842.75	(1,791.53)	19,269.31	19,213.75	(55.56)	46,113.00
Other							
9001 - Transfer to Reserves	-	-	-	20,500.00	20,500.00	-	41,000.00
Total Other	-	-	-	20,500.00	20,500.00	-	41,000.00
East Side Expenses							
7011 - Grounds Contract - East Side	8,013.00	8,091.67	78.67	40,065.00	40,458.33	393.33	97,100.00
7021 - Mulch - East Side Homes	-	1,833.33	1,833.33	-	9,166.67	9,166.67	22,000.00
7041 - Palm Tree Trimming-East Side	-	500.00	500.00	860.00	2,500.00	1,640.00	6,000.00
7051 - Irrig Repair & Maint-East Side	559.90	416.67	(143.23)	1,068.61	2,083.33	1,014.72	5,000.00
7071 - Management Fee-East Side Homes	234.50	234.17	(.33)	1,172.50	1,170.83	(1.67)	2,810.00
Total East Side Expenses	8,807.40	11,075.84	2,268.44	43,166.11	55,379.16	12,213.05	132,910.00
Total Expense	33,156.00	34,966.25	1,810.25	195,620.68	195,331.25	(289.43)	460,595.00
Operating Net Total	1,829.20	-	1,829.20	(61.13)	-	(61.13)	-
Net Total	1,829.20	-	1,829.20	(61.13)	-	(61.13)	-

WISTERIA PARK HOMEOWNERS ASSOCIATION, INC.
Reserve Balances
May 31, 2024

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3610 Pooled Reserves	\$ 259,478.06	20,500.00	-	-	-	279,978.06
3890 Interest	3,001.59	-	-	-	1,389.63	4,391.22
Total Reserves	<u>\$ 262,479.65</u>	<u>20,500.00</u>	<u>-</u>	<u>-</u>	<u>1,389.63</u>	<u>284,369.28</u>

Expense Details

Allocation Details

Total YTD Expenses \$ -