



FINANCIAL REPORTS
May 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.

06/20/23

Wisteria Park HOA Inc
Statement of Assets, Liabilities, & Fund Balance
As of May 31, 2023

	May 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1013 · Centennial Oper*4972	95,549.92
1015 · Cadence Oper MM*1509	102,975.01
Total 1010 · Checking	198,524.93
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	129,598.02
1024 · Cadence Res MM*1441	140,187.12
Total 1020 · Reserve Accounts	269,785.14
Total Checking/Savings	468,310.07
Accounts Receivable	
1040 · Assessment Receivable	3,746.76
Total Accounts Receivable	3,746.76
Other Current Assets	
1050 · Prepaid Insurance	3,115.05
1210 · Utility Deposits	50.00
Total Other Current Assets	3,165.05
Total Current Assets	475,221.88
Other Assets	
1140 · Allowance for Bad Debt	(872.00)
Total Other Assets	(872.00)
TOTAL ASSETS	474,349.88
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	217.94
Total Accounts Payable	217.94
Other Current Liabilities	
3015 · Accrued Expense	500.00
3031 · Deferred Assessments	33,897.34
3040 · Prepaid Assessments	21,473.61
Total Other Current Liabilities	55,870.95
Total Current Liabilities	56,088.89
Long Term Liabilities	
3500 · Reserve Fund	269,785.14
Total Long Term Liabilities	269,785.14
Total Liabilities	325,874.03
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	(2,814.00)
Total Equity	148,475.85
TOTAL LIABILITIES & EQUITY	474,349.88

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
May 2023

	May 23	Budget	\$ Over Budget	Jan - May 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	22,814.25	22,824.42	(10.17)	114,071.23	114,122.09	(50.86)	273,893.00
5013 · Reserve Assessments	0.00	0.00	0.00	20,500.00	20,500.00	0.00	41,000.00
5045 · Late Fee Income	122.31	0.00	122.31	240.02	0.00	240.02	0.00
5050 · Interest	38.01	0.00	38.01	203.88	0.00	203.88	0.00
Total Income	22,974.57	22,824.42	150.15	135,015.13	134,622.09	393.04	314,893.00
Gross Profit	22,974.57	22,824.42	150.15	135,015.13	134,622.09	393.04	314,893.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,000.00	(150.00)	24,250.00	25,000.00	(750.00)	60,000.00
7125 · Landscape-Renew/Replace/Remove	9,000.00	1,250.00	7,750.00	20,063.72	6,250.00	13,813.72	15,000.00
7130 · Mulch Common	0.00	458.33	(458.33)	0.00	2,291.67	(2,291.67)	5,500.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	0.00	2,500.00	(2,500.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	0.00	416.67	(416.67)	1,545.74	2,083.33	(537.59)	5,000.00
7160 · Waterway Maintenance	396.66	404.17	(7.51)	4,788.30	2,020.83	2,767.47	4,850.00
Total 7100 · Grounds	14,246.66	8,029.17	6,217.49	50,647.76	40,145.83	10,501.93	96,350.00
7300 · Amenities Expense							
7310 · Pool Contract	500.00	472.50	27.50	2,500.00	2,362.50	137.50	5,670.00
7315 · Pool Repairs/Maintenance	978.88	333.33	645.55	1,176.42	1,666.67	(490.25)	4,000.00
7320 · Cabana/Pool Area Maintenance	500.00	525.00	(25.00)	3,598.20	2,625.00	973.20	6,300.00
7335 · Pool Permit	375.70	33.33	342.37	375.70	166.67	209.03	400.00
7340 · Common Property Maint & Repair	0.00	83.33	(83.33)	3,100.32	416.67	2,683.65	1,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)	3,000.00
7350 · Pool Heat	207.75	555.42	(347.67)	2,639.22	2,777.08	(137.86)	6,665.00
Total 7300 · Amenities Expense	2,562.33	2,252.91	309.42	13,389.86	11,264.59	2,125.27	27,035.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,260.03	866.67	393.36	5,444.46	4,333.33	1,111.13	10,400.00
7511 · Water - Pool House	116.66	125.00	(8.34)	571.79	625.00	(53.21)	1,500.00
7520 · Electric	422.39	400.00	22.39	2,050.63	2,000.00	50.63	4,800.00
7530 · Community Bulk Cable Contract	6,928.29	7,566.67	(638.38)	38,207.86	37,833.33	374.53	90,800.00
Total 7500 · Utilities	8,727.37	8,958.34	(230.97)	46,274.74	44,791.66	1,483.08	107,500.00

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Wisteria Park HOA Inc
Profit & Loss Budget Performance
May 2023

	May 23	Budget	\$ Over Budget	Jan - May 23	YTD Budget	\$ Over Budget	Annual Budget
7800 · Administration							
7810 · Insurance - Property	1,038.35	1,058.33	(19.98)	5,526.00	5,291.67	234.33	12,700.00
7820 · Legal/Professional	1,199.10	541.67	657.43	3,172.05	2,708.33	463.72	6,500.00
7825 · Accounting Services	0.00	222.92	(222.92)	2,775.00	1,114.58	1,660.42	2,675.00
7830 · Division Fees	0.00	7.25	(7.25)	86.25	36.25	50.00	87.00
7835 · Fees, Dues, License	0.00	0.00	0.00	35.00	0.00	35.00	0.00
7840 · Income Tax	0.00	(158.00)	158.00	0.00	0.00	0.00	0.00
7850 · Property Taxes	0.00	41.67	(41.67)	0.00	208.33	(208.33)	500.00
7870 · Management Fee-Common	1,397.58	1,397.50	0.08	6,987.90	6,987.50	0.40	16,770.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	208.33	(208.33)	500.00
7880 · Office Supplies, Postage, etc.	303.90	160.50	143.40	1,610.54	802.50	808.04	1,926.00
7885 · Bank Service Charge	11.95	29.17	(17.22)	386.70	145.83	240.87	350.00
7890 · Bad Debt Expense	0.00	83.33	(83.33)	0.00	416.67	(416.67)	1,000.00
Total 7800 · Administration	3,950.88	3,426.01	524.87	20,579.44	17,919.99	2,659.45	43,008.00
Total 7000 · Disbursements	29,487.24	22,666.43	6,820.81	130,891.80	114,122.07	16,769.73	273,893.00
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	20,500.00	20,500.00	0.00	41,000.00
Total 9000 · Transfer to Reserves	0.00	0.00	0.00	20,500.00	20,500.00	0.00	41,000.00
Total Expense	29,487.24	22,666.43	6,820.81	151,391.80	134,622.07	16,769.73	314,893.00
Net Ordinary Income	(6,512.67)	157.99	(6,670.66)	(16,376.67)	0.02	(16,376.69)	0.00
Other Income/Expense							
Other Income							
5011 · Supplemental Lot Assessments	11,083.08	11,083.08	0.00	55,415.43	55,415.42	0.01	132,997.00
Total Other Income	11,083.08	11,083.08	0.00	55,415.43	55,415.42	0.01	132,997.00
Other Expense							
7000-S · Supplemental Lot Expenses							
7111-S · Grounds Contract - Maint Free	7,704.00	8,091.67	(387.67)	38,520.00	40,458.33	(1,938.33)	97,100.00
7131-S · Mulch Maint Free	0.00	1,833.33	(1,833.33)	0.00	9,166.67	(9,166.67)	22,000.00
7141-S · Palm Tree Trimming-Maint Free	0.00	516.67	(516.67)	0.00	2,583.33	(2,583.33)	6,200.00
7151-S · Irrig Repair & Maint-Maint Free	78.19	416.67	(338.48)	2,209.01	2,083.33	125.68	5,000.00
7871-S · Management Fee-Maint Free	224.75	224.75	0.00	1,123.75	1,123.75	0.00	2,697.00
Total 7000-S · Supplemental Lot Expenses	8,006.94	11,083.09	(3,076.15)	41,852.76	55,415.41	(13,562.65)	132,997.00
Total Other Expense	8,006.94	11,083.09	(3,076.15)	41,852.76	55,415.41	(13,562.65)	132,997.00
Net Other Income	3,076.14	(0.01)	3,076.15	13,562.67	0.01	13,562.66	0.00
Net Income	(3,436.53)	157.98	(3,594.51)	(2,814.00)	0.03	(2,814.03)	0.00