



**FINANCIAL REPORTS**  
**February 29, 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 February 29, 2024

	Feb 29, 24
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating Accounts	
1013 · Centennial Oper*4972	107,169.89
1015 · Cadence Oper MM*1509	103,039.64
Total 1010 · Operating Accounts	210,209.53
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	132,978.53
1024 · Cadence Res MM*1441	140,275.08
Total 1020 · Reserve Accounts	273,253.61
Total Checking/Savings	483,463.14
Accounts Receivable	
1040 · Assessment Receivable	1,757.69
Total Accounts Receivable	1,757.69
Other Current Assets	
1050 · Prepaid Insurance	7,575.54
1055 · Prepaid Expenses	250.00
1210 · Utility Deposits	50.00
Total Other Current Assets	7,875.54
Total Current Assets	493,096.37
Other Assets	
1140 · Allowance for Bad Debt	(1,872.00)
Total Other Assets	(1,872.00)
TOTAL ASSETS	491,224.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	8,246.23
Total Accounts Payable	8,246.23
Other Current Liabilities	
3015 · Accrued Expense	25,108.00
3030 · Deferred Assessments	33,879.50
3040 · Prepaid Assessments	22,561.05
3250 · Surplus Income Carryover	10,600.00
Total Other Current Liabilities	92,148.55
Total Current Liabilities	100,394.78
Long Term Liabilities	
3500 · Reserve Fund	273,253.61
Total Long Term Liabilities	273,253.61
Total Liabilities	373,648.39
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	(2,837.09)
Total Equity	117,575.98
TOTAL LIABILITIES & EQUITY	491,224.37

# Wisteria Park HOA Inc

## Profit & Loss Budget Performance

February 2024

	Feb 24	Budget	\$ Over Budget	Jan - Feb 24	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
Income							
5010 · Assessments	22,830.42	22,830.42	0.00	45,660.83	45,660.83	0.00	273,965.00
5013 · Reserve Assessments	0.00	0.00	0.00	10,250.00	10,250.00	0.00	41,000.00
5040 · Other	0.00	0.00	0.00	10.00	0.00	10.00	0.00
5045 · Late Fee Income	108.81	0.00	108.81	108.81	0.00	108.81	0.00
5050 · Interest	24.18	0.00	24.18	54.55	0.00	54.55	0.00
5060 · Common Area Surplus Rollover	1,060.00	1,060.00	0.00	2,120.00	2,120.00	0.00	12,720.00
<b>Total Income</b>	<b>24,023.41</b>	<b>23,890.42</b>	<b>132.99</b>	<b>58,204.19</b>	<b>58,030.83</b>	<b>173.36</b>	<b>327,685.00</b>
<b>Gross Profit</b>	<b>24,023.41</b>	<b>23,890.42</b>	<b>132.99</b>	<b>58,204.19</b>	<b>58,030.83</b>	<b>173.36</b>	<b>327,685.00</b>
<b>Expense</b>							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract Common Area	4,850.00	5,091.67	(241.67)	9,700.00	10,183.33	(483.33)	61,100.00
7125 · Landscape-Renew/Replace/Remove	6,313.21	1,250.00	5,063.21	8,013.21	2,500.00	5,513.21	15,000.00
7130 · Mulch Common	105.00	458.33	(353.33)	105.00	916.67	(811.67)	5,500.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	433.92	366.67	67.25	5,563.26	733.33	4,829.93	4,400.00
7160 · Waterway Maintenance	408.60	408.33	0.27	817.12	816.67	0.45	4,900.00
<b>Total 7100 · Grounds</b>	<b>12,110.73</b>	<b>8,075.00</b>	<b>4,035.73</b>	<b>24,198.59</b>	<b>16,150.00</b>	<b>8,048.59</b>	<b>96,900.00</b>
7300 · Amenities Expense							
7310 · Pool Contract	550.00	525.00	25.00	1,100.00	1,050.00	50.00	6,300.00
7315 · Pool Repairs/Maintenance	1,270.87	162.50	1,108.37	1,270.87	325.00	945.87	1,950.00
7320 · Cabana/Pool Area Maintenance	1,554.91	583.33	971.58	1,800.00	1,166.67	633.33	7,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	0.00	66.67	(66.67)	400.00
7340 · Common Property Maint & Repair	0.00	333.33	(333.33)	0.00	666.67	(666.67)	4,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
7350 · Pool Heat	1,084.42	555.42	529.00	2,117.53	1,110.83	1,006.70	6,665.00
<b>Total 7300 · Amenities Expense</b>	<b>4,460.20</b>	<b>2,442.91</b>	<b>2,017.29</b>	<b>6,288.40</b>	<b>4,885.84</b>	<b>1,402.56</b>	<b>29,315.00</b>
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,271.09	1,250.00	21.09	2,283.62	2,500.00	(216.38)	15,000.00
7511 · Water - Pool House	377.08	130.00	247.08	540.74	260.00	280.74	1,560.00
7520 · Electric	367.98	437.08	(69.10)	765.22	874.17	(108.95)	5,245.00
7530 · Community Bulk Cable Contract	7,712.58	7,712.67	(0.09)	15,531.09	15,425.33	105.76	92,552.00
<b>Total 7500 · Utilities</b>	<b>9,728.73</b>	<b>9,529.75</b>	<b>198.98</b>	<b>19,120.67</b>	<b>19,059.50</b>	<b>61.17</b>	<b>114,357.00</b>
7800 · Administration							
7810 · Insurance - Property	1,262.59	1,250.00	12.59	2,525.18	2,500.00	25.18	15,000.00
7820 · Legal/Professional	737.94	425.00	312.94	737.94	850.00	(112.06)	5,100.00
7825 · Accounting Services	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
7830 · Division Fees	0.00	7.25	(7.25)	0.00	14.50	(14.50)	87.00
7870 · Management Fee-Common	1,440.50	1,440.50	0.00	2,881.00	2,881.00	0.00	17,286.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	83.33	(83.33)	500.00
7880 · Office Supplies, Postage, etc.	182.63	291.67	(109.04)	774.11	583.33	190.78	3,500.00
7885 · Bank Service Charge	10.95	53.33	(42.38)	31.35	106.67	(75.32)	640.00
7890 · Bad Debt Expense	0.00	83.33	(83.33)	0.00	166.67	(166.67)	1,000.00
<b>Total 7800 · Administration</b>	<b>3,634.61</b>	<b>3,842.75</b>	<b>(208.14)</b>	<b>6,949.58</b>	<b>7,685.50</b>	<b>(735.92)</b>	<b>46,113.00</b>
<b>Total 7000 · Disbursements</b>	<b>29,934.27</b>	<b>23,890.41</b>	<b>6,043.86</b>	<b>56,557.24</b>	<b>47,780.84</b>	<b>8,776.40</b>	<b>286,685.00</b>
9000 · Transfer to Reserves							
9001 · Transfer to Reserves	0.00	0.00	0.00	10,250.00	10,250.00	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>10,250.00</b>	<b>10,250.00</b>	<b>0.00</b>	<b>41,000.00</b>
<b>Total Expense</b>	<b>29,934.27</b>	<b>23,890.41</b>	<b>6,043.86</b>	<b>66,807.24</b>	<b>58,030.84</b>	<b>8,776.40</b>	<b>327,685.00</b>
<b>Net Ordinary Income</b>	<b>(5,910.86)</b>	<b>0.01</b>	<b>(5,910.87)</b>	<b>(8,603.05)</b>	<b>(0.01)</b>	<b>(8,603.04)</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
Other Income							
5011 · East Side Homes Assessments	11,075.83	11,075.83	0.00	22,151.67	22,151.67	0.00	132,910.00
<b>Total Other Income</b>	<b>11,075.83</b>	<b>11,075.83</b>	<b>0.00</b>	<b>22,151.67</b>	<b>22,151.67</b>	<b>0.00</b>	<b>132,910.00</b>
<b>Other Expense</b>							
7001 · East Side Homes Expenses							
7011 · Grounds Contract - East Side	7,704.00	8,091.67	(387.67)	15,408.00	16,183.33	(775.33)	97,100.00
7021 · Mulch - East Side Homes	0.00	1,833.33	(1,833.33)	0.00	3,666.67	(3,666.67)	22,000.00
7041 · Palm Tree Trimming-East Side	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00
7051 · Irrig Repair & Maint-East Side	194.10	416.67	(222.57)	508.71	833.33	(324.62)	5,000.00
7871 · Management Fee-East Side Homes	234.50	234.17	0.33	469.00	468.33	0.67	2,810.00
<b>Total 7001 · East Side Homes Expenses</b>	<b>8,132.60</b>	<b>11,075.84</b>	<b>(2,943.24)</b>	<b>16,385.71</b>	<b>22,151.66</b>	<b>(5,765.95)</b>	<b>132,910.00</b>
<b>Total Other Expense</b>	<b>8,132.60</b>	<b>11,075.84</b>	<b>(2,943.24)</b>	<b>16,385.71</b>	<b>22,151.66</b>	<b>(5,765.95)</b>	<b>132,910.00</b>
<b>Net Other Income</b>	<b>2,943.23</b>	<b>(0.01)</b>	<b>2,943.24</b>	<b>5,765.96</b>	<b>0.01</b>	<b>5,765.95</b>	<b>0.00</b>
<b>Net Income</b>	<b>(2,967.63)</b>	<b>0.00</b>	<b>(2,967.63)</b>	<b>(2,837.09)</b>	<b>0.00</b>	<b>(2,837.09)</b>	<b>0.00</b>