



**FINANCIAL REPORTS**  
**March 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 March 31, 2024

	Mar 31, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Operating Accounts	
1013 · Centennial Oper*4972	101,127.39
1015 · Cadence Oper MM*1509	103,040.51
Total 1010 · Operating Accounts	204,167.90
1020 · Reserve Accounts	
1022 · Centennial Res MM*4980	133,260.11
1024 · Cadence Res MM*1441	140,276.27
Total 1020 · Reserve Accounts	273,536.38
Total Checking/Savings	477,704.28
Accounts Receivable	
1040 · Assessment Receivable	1,814.11
Total Accounts Receivable	1,814.11
Other Current Assets	
1050 · Prepaid Insurance	6,312.95
1055 · Prepaid Expenses	250.00
1210 · Utility Deposits	50.00
Total Other Current Assets	6,612.95
Total Current Assets	486,131.34
Other Assets	
1140 · Allowance for Bad Debt	(1,000.00)
Total Other Assets	(1,000.00)
<b>TOTAL ASSETS</b>	<b>485,131.34</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,789.53
Total Accounts Payable	3,789.53
Other Current Liabilities	
3015 · Accrued Expense	25,108.00
3040 · Prepaid Assessments	51,549.05
3250 · Surplus Income Carryover	9,540.00
Total Other Current Liabilities	86,197.05
Total Current Liabilities	89,986.58
Long Term Liabilities	
3500 · Reserve Fund	273,536.38
Total Long Term Liabilities	273,536.38
Total Liabilities	363,522.96
Equity	
3900 · Retained Earnings	(7,477.39)
3989 · Surplus Income Carryforward	(12,720.00)
3990 · Operating Fund Balance	134,666.53
3996 · East side Maint Surplus	6,468.93
Net Income	670.31
Total Equity	121,608.38
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>485,131.34</b>

**Wisteria Park HOA Inc**  
**Profit & Loss Budget Performance**

March 2024

	Mar 24	Budget	\$ Over Bud...	Jan - Mar 24	YTD Budget	\$ Over Bud...	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Assessments	22,830.42	22,830.42	0.00	68,491.25	68,491.25	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	(26.75)	0.00	(26.75)	(16.75)	0.00	(16.75)	0.00
5045 · Late Fee Income	8.37	0.00	8.37	117.18	0.00	117.18	0.00
5050 · Interest	22.74	0.00	22.74	77.29	0.00	77.29	0.00
5060 · Common Area Surplus Rollover	1,060.00	1,060.00	0.00	3,180.00	3,180.00	0.00	12,720.00
<b>Total Income</b>	<b>23,894.78</b>	<b>23,890.42</b>	<b>4.36</b>	<b>82,098.97</b>	<b>81,921.25</b>	<b>177.72</b>	<b>327,685.00</b>
<b>Gross Profit</b>	<b>23,894.78</b>	<b>23,890.42</b>	<b>4.36</b>	<b>82,098.97</b>	<b>81,921.25</b>	<b>177.72</b>	<b>327,685.00</b>
<b>Expense</b>							
<b>7000 · Disbursements</b>							
<b>7100 · Grounds</b>							
7110 · Grounds Contract Common Area	5,044.00	5,091.67	(47.67)	14,744.00	15,275.00	(531.00)	61,100.00
7125 · Landscape-Renew/Replace/Remove	1,420.00	1,250.00	170.00	9,433.21	3,750.00	5,683.21	15,000.00
7130 · Mulch Common	0.00	458.33	(458.33)	105.00	1,375.00	(1,270.00)	5,500.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	0.00	1,500.00	(1,500.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	0.00	366.67	(366.67)	5,563.26	1,100.00	4,463.26	4,400.00
7160 · Waterway Maintenance	408.56	408.33	0.23	1,225.68	1,225.00	0.68	4,900.00
<b>Total 7100 · Grounds</b>	<b>6,872.56</b>	<b>8,075.00</b>	<b>(1,202.44)</b>	<b>31,071.15</b>	<b>24,225.00</b>	<b>6,846.15</b>	<b>96,900.00</b>
<b>7300 · Amenities Expense</b>							
7310 · Pool Contract	550.00	525.00	25.00	1,650.00	1,575.00	75.00	6,300.00
7315 · Pool Repairs/Maintenance	345.28	162.50	182.78	1,616.15	487.50	1,128.65	1,950.00
7320 · Cabana/Pool Area Maintenance	1,092.20	583.33	508.87	2,892.20	1,750.00	1,142.20	7,000.00
7335 · Pool Permit	0.00	33.33	(33.33)	0.00	100.00	(100.00)	400.00
7340 · Common Property Maint & Repair	1,755.31	333.33	1,421.98	1,755.31	1,000.00	755.31	4,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
7350 · Pool Heat	960.29	555.42	404.87	3,077.82	1,666.25	1,411.57	6,665.00
<b>Total 7300 · Amenities Expense</b>	<b>4,703.08</b>	<b>2,442.91</b>	<b>2,260.17</b>	<b>10,991.48</b>	<b>7,328.75</b>	<b>3,662.73</b>	<b>29,315.00</b>
<b>7500 · Utilities</b>							
7510 · Irrigation Water (Reclaimed)	801.74	1,250.00	(448.26)	2,711.96	3,750.00	(1,038.04)	15,000.00
7511 · Water - Pool House	192.27	130.00	62.27	540.74	390.00	150.74	1,560.00
7520 · Electric	375.62	437.08	(61.46)	1,140.84	1,311.25	(170.41)	5,245.00
7530 · Community Bulk Cable Contract	7,714.59	7,712.67	1.92	23,245.68	23,138.00	107.68	92,552.00
<b>Total 7500 · Utilities</b>	<b>9,084.22</b>	<b>9,529.75</b>	<b>(445.53)</b>	<b>27,639.22</b>	<b>28,589.25</b>	<b>(950.03)</b>	<b>114,357.00</b>
<b>7800 · Administration</b>							
7810 · Insurance - Property	1,262.59	1,250.00	12.59	3,787.77	3,750.00	37.77	15,000.00
7820 · Legal/Professional	(377.44)	425.00	(802.44)	360.50	1,275.00	(914.50)	5,100.00
7825 · Accounting Services	300.00	250.00	50.00	300.00	750.00	(450.00)	3,000.00
7830 · Division Fees	61.25	7.25	54.00	61.25	21.75	39.50	87.00
7835 · Fees, Dues, License	525.00	0.00	525.00	525.00	0.00	525.00	0.00
7840 · Income Tax	503.00			503.00			
7870 · Management Fee-Common	1,440.50	1,440.50	0.00	4,321.50	4,321.50	0.00	17,286.00
7873 · Facility Rental	0.00	41.67	(41.67)	0.00	125.00	(125.00)	500.00
7880 · Office Supplies, Postage, etc.	275.02	291.67	(16.65)	1,049.13	875.00	174.13	3,500.00
7885 · Bank Service Charge	3.60	53.33	(49.73)	34.95	160.00	(125.05)	640.00
7890 · Bad Debt Expense	(872.00)	83.33	(955.33)	(872.00)	250.00	(1,122.00)	1,000.00
<b>Total 7800 · Administration</b>	<b>3,121.52</b>	<b>3,842.75</b>	<b>(721.23)</b>	<b>10,071.10</b>	<b>11,528.25</b>	<b>(1,457.15)</b>	<b>46,113.00</b>
<b>Total 7000 · Disbursements</b>	<b>23,781.38</b>	<b>23,890.41</b>	<b>(109.03)</b>	<b>79,772.95</b>	<b>71,671.25</b>	<b>8,101.70</b>	<b>286,685.00</b>
<b>9000 · Transfer to Reserves</b>							
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>23,781.38</b>	<b>23,890.41</b>	<b>(109.03)</b>	<b>90,022.95</b>	<b>81,921.25</b>	<b>8,101.70</b>	<b>327,685.00</b>
<b>Net Ordinary Income</b>	<b>113.40</b>	<b>0.01</b>	<b>113.39</b>	<b>(7,923.98)</b>	<b>0.00</b>	<b>(7,923.98)</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
5011 · East Side Homes Assessments	11,075.83	11,075.83	0.00	33,227.50	33,227.50	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>33,227.50</b>	<b>33,227.50</b>	<b>0.00</b>	<b>132,910.00</b>

04/17/24

**Wisteria Park HOA Inc**  
**Profit & Loss Budget Performance**

March 2024

	Mar 24	Budget	\$ Over Bud...	Jan - Mar 24	YTD Budget	\$ Over Bud...	Annual Budget
<b>Other Expense</b>							
7001 · East Side Homes Expenses							
7011 · Grounds Contract - East Side	8,013.00	8,091.67	(78.67)	23,421.00	24,275.00	(854.00)	97,100.00
7021 · Mulch - East Side Homes	0.00	1,833.33	(1,833.33)	0.00	5,500.00	(5,500.00)	22,000.00
7041 · Palm Tree Trimming-East Side	0.00	500.00	(500.00)	0.00	1,500.00	(1,500.00)	6,000.00
7051 · Irrig Repair & Maint-East Side	0.00	416.67	(416.67)	508.71	1,250.00	(741.29)	5,000.00
7871 · Management Fee-East Side Homes	234.50	234.17	0.33	703.50	702.50	1.00	2,810.00
<b>Total 7001 · East Side Homes Expenses</b>	<b>8,247.50</b>	<b>11,075.84</b>	<b>(2,828.34)</b>	<b>24,633.21</b>	<b>33,227.50</b>	<b>(8,594.29)</b>	<b>132,910.00</b>
<b>Total Other Expense</b>	<b>8,247.50</b>	<b>11,075.84</b>	<b>(2,828.34)</b>	<b>24,633.21</b>	<b>33,227.50</b>	<b>(8,594.29)</b>	<b>132,910.00</b>
<b>Net Other Income</b>	<b>2,828.33</b>	<b>(0.01)</b>	<b>2,828.34</b>	<b>8,594.29</b>	<b>0.00</b>	<b>8,594.29</b>	<b>0.00</b>
<b>Net Income</b>	<b>2,941.73</b>	<b>0.00</b>	<b>2,941.73</b>	<b>670.31</b>	<b>0.00</b>	<b>670.31</b>	<b>0.00</b>