

## April 30, 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 April 30, 2024

ASSETS     Current Assets       Current Assets     98,793.26       1013 - Centennial Oper'4972     98,793.26       1013 - Cadence Oper MM*1509     103,041.35       Total 1010 - Operating Accounts     201,834.61       1022 - Centennial Res MM*1480     143,787.38       1024 - Cadence Res CD 12/17/24 5.2%     100,000.00       Total 1020 - Reserve Accounts     284,064.47       Total 1020 - Reserve Accounts     284,064.47       Total Cocking/Savings     485,899.08       Accounts Receivable     3,824.90       Total Accounts Receivable     3,824.90       Total Accounts Receivable     3,824.90       Total Accounts Receivable     3,824.90       Total Current Assets     5,050.36       1050 - Prepaid Insurance     5,050.36       1051 - Prepaid Insurance     5,050.36       Total Current Assets     495,074.34       Other Assets     (1,000.00)       Total Other Current Labilities     0,000       Total Other Assets     (1,000.00)       Total Other Assets     (1,000.00)       Total Current Labilities     0,962.13       Other Current L		Apr 30, 24
Checking/Savings     98,793.26       1010 · Operating Accounts     98,793.26       1015 · Cadence Oper MM*1509     103,041.35       Total 1010 · Operating Accounts     201,834.61       1022 · Centennial Res MM*4980     143,787.38       1024 · Cadence Res MM*1441     40,277.09       1025 · Cadence Res CD 12/17/24 5.2%     100,000.00       Total 1020 · Reserve Accounts     284,064.47       Total 1020 · Reserve Accounts     284,064.47       Total Checking/Savings     485,899.08       Accounts Receivable     3,824.90       Total Accounts Receivable     3,824.90       Total Accounts Receivable     3,824.90       Total Other Current Assets     5,050.36       1056 · Prepaid Insurance     5,050.36       1056 · Prepaid Expenses     280.00       1210 · Utility Deposits     5,050.36       Total Other Current Assets     (1,000.00)       Total Other Assets     (1,000.00)       Total Other Assets     (1,000.00)       Total Other Current Liabilities     3030 · Deferred Assessments       3016 · Accrued Expense     600.00           3016 · Accrued Expense     600.00 <th></th> <th></th>		
1010 - Operating Accounts     98,793.26       1015 - Cadence Oper MM*1509     103,041.35       Total 1010 - Operating Accounts     201,834.61       1020 - Reserve Accounts     143,787.38       1022 - Centennial Res MM*4980     143,787.38       1022 - Centenne Res MM*1441     40,277.09       1025 - Cadence Res MT 1441     40,277.09       1026 - Reserve Accounts     284,064.47       Total 1020 - Reserve Accounts     284,064.47       Total Checking/Savings     485,899.08       Accounts Receivable     3,824.90       Total Accounts Receivable     3,824.90       Total Cher Current Assets     5,050.36       1056 - Prepaid Insurance     5,050.36       1056 - Prepaid Expenses     220.00       Total Other Current Assets     (1,000.00)       Total Other Current Assets     (1,000.00)       Total Other Assets     (1,000.00)       Total Other Assets     (1,000.00)       Total Other Assets     (1,000.00)       Total Other Current Assets     (1,000.00)       Total Other Current Liabilities     90,962.13       Total Other Current Liabilities     90,962.13		
1013 · Centernial Oper 4972     98,793.26       1015 · Cadence Oper MM*1509     103,041.35       Total 1010 · Operating Accounts     201,834.61       1020 · Reserve Accounts     143,787.38       1022 · Centennial Res MM*1441     40,277.09       1025 · Cadence Res CD 12/17/24 5.2%     100,000.00       Total 1020 · Reserve Accounts     284,064.47       Total Checking/Savings     485,899.08       Accounts Receivable     3,824.90       Total Accounts Receivable     3,824.90       Other Current Assets     5,050.36       1056 · Prepaid Insurance     5,050.36       1056 · Prepaid Expenses     250.00       1210 · Utility Deposits     50.00       Total Other Current Assets     (1,000.00)       Total Other Current Assets     (1,000.00)       Total Other Assets     (1,000.00)       Total Other Assets     (1,000.00)       Total Other Current Assets     (1,000.00)       Total Other Current Liabilities     90,962.13       Other Assets     (1,000.00)       Total Other Current Liabilities     90,962.13       Current Liabilities     90,962.13 <tr< th=""><th></th><th></th></tr<>		
Total 1010 · Operating Accounts201,834.611020 · Reserve Accounts143,787.381024 · Cadence Res MM'144140,277.091025 · Cadence Res CD 12/17/24 5.2%100,000.00Total 1020 · Reserve Accounts284,064.47Total Checking/Savings485,899.08Accounts Receivable3,824.901040 · Assessment Receivable3,824.90Other Current Assets5,050.361056 · Prepaid Expenses250.001210 · Utility Deposits50.00Total Other Current Assets5,350.36Total Other Current Assets(1,000.00)Total Other Current Liabilities(1,000.00)3030 Deferred Assessments600.0030310 Deferred Assessments(1,006.383250 · Surplus Income Carryover8,480.00Total Current Liabilities90,962.13Total Current Liabilities309.962.13Long Term Liabilities375.026.60Equity(1,2720.00)3090 · Retained Earnings(7,477.39)3090 · Retained Earnings(7,477.39)3090 · Retained Earnings<		98,793.26
1020 · Reserve Accounts     143,787.38       1024 · Cadence Res MM*1441     40,277.09       1025 · Cadence Res CD 12/17/24 5.2%     100,000.00       Total 1020 · Reserve Accounts     284,064.47       Total Checking/Savings     485,899.08       Accounts Receivable     3,824.90       1040 · Assessment Receivable     3,824.90       Total Accounts Receivable     3,824.90       Other Current Assets     5,050.36       1056 · Prepaid Insurance     5,050.36       1056 · Prepaid Expenses     280.00       1210 · Utility Deposits     50.00       Total Other Current Assets     495,074.34       Other Assets     (1,000.00)       Total Other Current Liabilities     90,962.13       Other Current Liabilities     90,962.13       Total Other Current Liabilities     90,962.13       Total Other Current L	1015 · Cadence Oper MM*1509	103,041.35
1022 · Centennial Res MM*4980     143,787.38       1024 · Cadence Res CD 12/17/24 5.2%     100,000.00       Total 1020 · Reserve Accounts     284,064.47       Total Checking/Savings     485,899.08       Accounts Receivable     3,824.90       1004 · Assessment Receivable     3,824.90       Total Accounts Receivable     3,824.90       Other Current Assets     5,050.36       1055 · Prepaid Insurance     5,050.36       1056 · Prepaid Expenses     250.00       1210 · Utility Deposits     50.00       Total Other Current Assets     5,350.36       Total Other Current Assets     11,000.00       Total Other Current Assets     11,000.00       Total Other Assets     (1,000.00)       Total Other Current Liabilities     90,962.13       Other Current Liabilities     90,962.13       Total Other Current Liabilities     90,962.13       Tota	Total 1010 · Operating Accounts	201,834.61
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1140 · Allowance for Bad Debt(1,000.00)Total Other Assets(1,000.00)TOTAL ASSETS494,074.34LIABILITIES & EQUITY494,074.34Liabilities600.003015 · Accrued Expense600.003030 · Deferred Assessments67,785.753040 · Prepaid Assessments14,096.383250 · Surplus Income Carryover8,480.00Total Other Current Liabilities90,962.13Long Term Liabilities90,962.13Long Term Liabilities284,064.47Total Long Term Liabilities284,064.47Total Long Term Liabilities375,026.60Equity(12,720.00)3990 · Retained Earnings(7,477.39)3996 · East side Maint Surplus6,48.93Net Income(1,890.33)Total Equity119,047.74	Total Current Assets	495,074.34
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3015 · Accrued Expense     600.00       3030 · Deferred Assessments     67,785.75       3040 · Prepaid Assessments     14,096.38       3250 · Surplus Income Carryover     8,480.00       Total Other Current Liabilities     90,962.13       Total Current Liabilities     90,962.13       Long Term Liabilities     90,962.13       Stool · Reserve Fund     284,064.47       Total Long Term Liabilities     284,064.47       Total Liabilities     375,026.60       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     (1,890.33)       Total Equity     119,047.74		
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3040 · Prepaid Assessments14,096.383250 · Surplus Income Carryover8,480.00Total Other Current Liabilities90,962.13Total Current Liabilities90,962.13Long Term Liabilities90,962.133500 · Reserve Fund284,064.47Total Long Term Liabilities284,064.47Total Liabilities375,026.60Equity3900 · Retained Earnings3990 · Operating Fund Balance134,666.533996 · East side Maint Surplus6,468.93Net Income(1,890.33)Total Equity119,047.74	•	
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Total Current Liabilities90,962.13Long Term Liabilities284,064.473500 · Reserve Fund284,064.47Total Long Term Liabilities284,064.47Total Liabilities284,064.47Total Liabilities375,026.60Equity3900 · Retained Earnings3900 · Retained Earnings(7,477.39)3989 · Surplus Income Carryforward(12,720.00)3990 · Operating Fund Balance134,666.533996 · East side Maint Surplus6,468.93Net Income(1,890.33)Total Equity119,047.74		
Long Term Liabilities284,064.473500 · Reserve Fund284,064.47Total Long Term Liabilities284,064.47Total Liabilities375,026.60Equity 3900 · Retained Earnings 3989 · Surplus Income Carryforward 3990 · Operating Fund Balance 3996 · East side Maint Surplus (1,890.33)(7,477.39) (12,720.00) (1,890.33)Total Equity119,047.74	Total Other Current Liabilities	90,962.13
3500 · Reserve Fund   284,064.47     Total Long Term Liabilities   284,064.47     Total Liabilities   375,026.60     Equity   3900 · Retained Earnings   (7,477.39)     3889 · Surplus Income Carryforward   (12,720.00)     3990 · Operating Fund Balance   134,666.53     3996 · East side Maint Surplus   6,468.93     Net Income   (1,890.33)     Total Equity   119,047.74	Total Current Liabilities	90,962.13
3500 · Reserve Fund   284,064.47     Total Long Term Liabilities   284,064.47     Total Liabilities   375,026.60     Equity   3900 · Retained Earnings   (7,477.39)     3889 · Surplus Income Carryforward   (12,720.00)     3990 · Operating Fund Balance   134,666.53     3996 · East side Maint Surplus   6,468.93     Net Income   (1,890.33)     Total Equity   119,047.74	Long Term Liabilities	
Total Liabilities     375,026.60       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     (1,890.33)       Total Equity     119,047.74		284,064.47
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     (1,890.33)       Total Equity     119,047.74	Total Long Term Liabilities	284,064.47
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   (1,890.33)     Total Equity   119,047.74	Total Liabilities	375,026.60
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   (1,890.33)     Total Equity   119,047.74	Equity	
3990 · Operating Fund Balance     134,666.53       3996 · East side Maint Surplus     6,468.93       Net Income     (1,890.33)       Total Equity     119,047.74	3900 · Retained Earnings	(7,477.39)
3996 · East side Maint Surplus     6,468.93       Net Income     (1,890.33)       Total Equity     119,047.74		
Net Income     (1,890.33)       Total Equity     119,047.74		
Total Equity     119,047.74		
	Net income	(1,890.33)
TOTAL LIABILITIES & EQUITY 494,074.34	Total Equity	119,047.74
	TOTAL LIABILITIES & EQUITY	494,074.34

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## Wisteria Park HOA Inc Profit & Loss Budget Performance April 2024

		April 2024	1				
	Apr 24	Budget	\$ Over Budget	Jan - Apr 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	22,830.41	22,830.41	0.00	91,321.66	91,321.66	0.00	273,965.00
5013 · Reserve Assessments 5040 · Other	10,250.00 0.00	10,250.00 0.00	0.00 0.00	20,500.00 10.00	20,500.00 0.00	0.00 10.00	41,000.00 0.00
5045 · Late Fee Income	0.00	0.00	0.00	90.43	0.00	90.43	0.00
5050 · Interest	31.63	0.00	31.63	108.92	0.00	108.92	0.00
5060 · Common Area Surplus Rollover	1,060.00	1,060.00	0.00	4,240.00	4,240.00	0.00	12,720.00
Total Income	34,172.04	34,140.41	31.63	116,271.01	116,061.66	209.35	327,685.00
Gross Profit	34,172.04	34,140.41	31.63	116,271.01	116,061.66	209.35	327,685.00
Expense 7000 · Disbursements 7100 · Grounds							
7110 · Grounds Contract Common Area	5,432.00	5,091.66	340.34	20,176.00	20,366.66	(190.66)	61,100.00
7125 · Landscape-Renew/Replace/Remove	1,500.00	1,250.00	250.00	10,933.21	5,000.00	5,933.21	15,000.00
7130 · Mulch Common	2,008.80	458.34	1,550.46	2,113.80	1,833.34	280.46	5,500.00
7140 · Palm Tree Trimming	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	6,000.00
7150 · Irrigation Repairs & Maint-Comm	0.00	366.66	(366.66)	5,563.26	1,466.66	4,096.60	4,400.00
7160 · Waterway Maintenance	408.56	408.34	0.22	1,634.24	1,633.34	0.90	4,900.00
Total 7100 · Grounds	9,349.36	8,075.00	1,274.36	40,420.51	32,300.00	8,120.51	96,900.00
7300 · Amenities Expense							
7310 · Pool Contract	550.00	525.00	25.00	2,200.00	2,100.00	100.00	6,300.00
7315 · Pool Repairs/Maintenance	25.67	162.50	(136.83)	1,641.82	650.00	991.82	1,950.00
7320 · Cabana/Pool Area Maintenance	600.00	583.34	16.66	3,492.20	2,333.34	1,158.86	7,000.00
7335 · Pool Permit	0.00	33.34	(33.34)	0.00	133.34	(133.34)	400.00
7340 · Common Property Maint & Repair 7345 · Pressure Washing	3,920.00 0.00	333.34 250.00	3,586.66 (250.00)	5,675.31 0.00	1,333.34 1,000.00	4,341.97	4,000.00 3,000.00
7350 · Pool Heat	461.02	555.41	(94.39)	3,538.84	2,221.66	(1,000.00) 1,317.18	6,665.00
Total 7300 · Amenities Expense	5,556.69	2,442.93	3,113.76	16,548.17	9,771.68	6,776.49	29,315.00
7500 · Utilities							
7510 · Irrigation Water (Reclaimed)	1,090.91	1,250.00	(159.09)	3,802.87	5,000.00	(1,197.13)	15,000.00
7511 · Water - Pool House	155.65	130.00	25.65	696.39	520.00	176.39	1,560.00
7520 · Electric 7530 · Community Bulk Cable Contract	401.89 7,714.59	437.09 7,712.66	(35.20) 1.93	1,542.73 30,960.27	1,748.34 30,850.66	(205.61) 109.61	5,245.00 92,552.00
Total 7500 · Utilities	9,363.04	9,529.75	(166.71)	37,002.26	38,119.00	(1,116.74)	114,357.00
7800 · Administration							
7810 · Insurance - Property	1,262.59	1,250.00	12.59	5,050.36	5,000.00	50.36	15,000.00
7820 · Legal/Professional	575.00	425.00	150.00	935.50	1,700.00	(764.50)	5,100.00
7825 · Accounting Services 7830 · Division Fees	0.00 0.00	250.00 7.25	(250.00)	300.00 61.25	1,000.00 29.00	(700.00) 32.25	3,000.00 87.00
7835 · Fees, Dues, License	0.00	0.00	(7.25) 0.00	525.00	0.00	525.00	0.00
7840 · Income Tax	0.00	0.00	0.00	503.00	0.00	020.00	0.00
7870 · Management Fee-Common	1,440.50	1,440.50	0.00	5,762.00	5,762.00	0.00	17,286.00
7873 · Facility Rental	0.00	41.66	(41.66)	0.00	166.66	(166.66)	500.00
7880 · Office Supplies, Postage, etc.	269.24	291.66	(22.42)	1,318.37	1,166.66	151.71	3,500.00
7885 · Bank Service Charge	16.60	53.34	(36.74)	51.55	213.34	(161.79)	640.00
7890 · Bad Debt Expense	0.00	83.34	(83.34)	(872.00)	333.34	(1,205.34)	1,000.00
Total 7800 · Administration	3,563.93	3,842.75	(278.82)	13,635.03	15,371.00	(1,735.97)	46,113.00
Total 7000 · Disbursements	27,833.02	23,890.43	3,942.59	107,605.97	95,561.68	12,044.29	286,685.00
9000 · Transfer to Reserves 9001 · Transfer to Reserves	10,250.00	10,250.00	0.00	20,500.00	20,500.00	0.00	41,000.00
Total 9000 · Transfer to Reserves	10,250.00	10,250.00	0.00	20,500.00	20,500.00	0.00	41,000.00
Total Expense	38,083.02	34,140.43	3,942.59	128,105.97	116,061.68	12,044.29	327,685.00
Net Ordinary Income	(3,910.98)	(0.02)	(3,910.96)	(11,834.96)	(0.02)	(11,834.94)	0.00
Other Income/Expense	( , )	()	(,,)	( ,)	()	( , )	
Other Income							
5011 · East Side Homes Assessments	11,075.84	11,075.84	0.00	44,303.34	44,303.34	0.00	132,910.00
Total Other Income	11,075.84	11,075.84	0.00	44,303.34	44,303.34	0.00	132,910.00

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## Wisteria Park HOA Inc Profit & Loss Budget Performance April 2024

	Apr 24	Budget	\$ Over Budget	Jan - Apr 24	YTD Budget	\$ Over Budget	Annual Budget
Other Expense							
7001 · East Side Homes Expenses							
7011 · Grounds Contract - East Side	8,631.00	8,091.66	539.34	32,052.00	32,366.66	(314.66)	97,100.00
7021 · Mulch - East Side Homes	0.00	1,833.34	(1,833.34)	0.00	7,333.34	(7,333.34)	22,000.00
7041 · Palm Tree Trimming-East Side	860.00	500.00	360.00	860.00	2,000.00	(1,140.00)	6,000.00
7051 · Irrig Repair & Maint-East Side	0.00	416.66	(416.66)	508.71	1,666.66	(1,157.95)	5,000.00
7871 · Management Fee-East Side Homes	234.50	234.16	0.34	938.00	936.66	1.34	2,810.00
Total 7001 · East Side Homes Expenses	9,725.50	11,075.82	(1,350.32)	34,358.71	44,303.32	(9,944.61)	132,910.00
Total Other Expense	9,725.50	11,075.82	(1,350.32)	34,358.71	44,303.32	(9,944.61)	132,910.00
Net Other Income	1,350.34	0.02	1,350.32	9,944.63	0.02	9,944.61	0.00
Net Income	(2,560.64)	0.00	(2,560.64)	(1,890.33)	0.00	(1,890.33)	0.00