



FINANCIAL REPORTS
April 30, 2024

TABLE OF CONTENTS:

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

	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating Accounts	
1013 · Centennial Oper*4972	98,793.26
1015 · Cadence Oper MM*1509	103,041.35
Total 1010 · Operating Accounts	201,834.61
1020 · Reserve Accounts	
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 Checking/Savings	485,899.08
Accounts Receivable	
1040 · Assessment Receivable	3,824.90
Total Accounts Receivable	3,824.90
Other Current Assets	
1050 · Prepaid Insurance	5,050.36
1055 · Prepaid Expenses	250.00
1210 · Utility Deposits	50.00
Total Other Current Assets	5,350.36
Total Current Assets	495,074.34
Other Assets	
1140 · Allowance for Bad Debt	(1,000.00)
Total Other Assets	(1,000.00)
TOTAL ASSETS	494,074.34
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
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	
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)
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 & EQUITY	494,074.34

Wisteria Park HOA Inc Profit & Loss Budget Performance

April 2024

	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	10,250.00	10,250.00	0.00	20,500.00	20,500.00	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	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	3,920.00	333.34	3,586.66	5,675.31	1,333.34	4,341.97	4,000.00
7345 · Pressure Washing	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
7350 · Pool Heat	461.02	555.41	(94.39)	3,538.84	2,221.66	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	401.89	437.09	(35.20)	1,542.73	1,748.34	(205.61)	5,245.00
7530 · Community Bulk Cable Contract	7,714.59	7,712.66	1.93	30,960.27	30,850.66	109.61	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	0.00	250.00	(250.00)	300.00	1,000.00	(700.00)	3,000.00
7830 · Division Fees	0.00	7.25	(7.25)	61.25	29.00	32.25	87.00
7835 · Fees, Dues, License	0.00	0.00	0.00	525.00	0.00	525.00	0.00
7840 · Income Tax	0.00			503.00			
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

05/14/24

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