

**Wisteria Park Homeowners Association, Inc**  
**Approved Budget**  
**January 1 to December 31, 2018**

<b>Common Property Budget</b>				
	<b>2017 Approved Budget</b>	<b>2017 Year End Projections</b>	<b>2017 Projected Totals</b>	<b>2018 Budget</b>
<b>Income</b>				
5010 · Assessments	315,300.00	105,118.00	315,354.00	257,901.00
5013 · Reserve Assessment	36,750.00	12,250.00	36,750.00	39,891.00
5040 · Other	0.00	0.00	10.00	0.00
5045 · Late Fee Income	0.00	137.89	413.67	0.00
5050 · Interest	0.00	311.61	934.83	0.00
<b>Total Income</b>	<b>352,050.00</b>	<b>117,817.50</b>	<b>353,462.50</b>	<b>297,792.00</b>
<b>Expense</b>				
<b>7100 · Grounds</b>				
7110 · Grounds Contract Common Area	49,300.00	16,460.00	49,380.00	49,380.00
7125 · Landscape - Renewal & Replace	13,000.00	1,000.00	13,348.00	13,000.00
7130 · Mulch Common	10,400.00	10,400.00	10,400.00	12,000.00
7140 · Palm Tree Trimming	3,500.00	750.00	2,250.00	3,500.00
7150 · Irrigation Repairs & Maint-Comm	6,000.00	1,468.53	4,405.59	5,000.00
7160 · Waterway Maintenance	8,000.00	1,220.58	3,661.73	4,400.00
7165 · Wetland Monitor	300.00	0.00	0.00	300.00
<b>Total 7100 · Grounds</b>	<b>90,500.00</b>	<b>31,299.11</b>	<b>83,445.32</b>	<b>87,580.00</b>
<b>7300 · Amenities Expense</b>				
7310 · Pool Contract	4,300.00	1,600.00	4,425.00	4,800.00
7315 · Pool Repairs	6,000.00	2,483.25	7,449.75	6,000.00
7320 · Cabana/Pool Area Maintenance	18,000.00	5,766.61	17,299.83	12,000.00
7335 · Pool Permit	400.00	0.00	375.35	400.00
7340 · Common Property Maint & Repair	5,000.00	1,316.42	3,949.26	5,000.00
7345 · Pressure Washing	1,000.00	0.00	878.00	1,000.00
7350 · Pool Heat	9,000.00	2,084.77	6,254.30	8,000.00
<b>Total 7300 · Amenities Expense</b>	<b>43,700.00</b>	<b>13,251.05</b>	<b>40,631.49</b>	<b>37,200.00</b>
<b>7500 · Utilities</b>				
7510 · Water (County & Reclaimed)	14,000.00	4,670.60	14,011.79	14,300.00
7520 · Electric	6,200.00	1,606.60	4,819.79	5,435.00
7530 · Community Bulk Cable Contract	126,000.00	40,011.53	120,034.58	80,000.00
<b>Total 7500 · Utilities</b>	<b>146,200.00</b>	<b>46,288.72</b>	<b>138,866.15</b>	<b>99,735.00</b>
<b>7800 · Administration</b>				
7810 · Insurance - Property	7,100.00	2,661.20	8,229.40	8,220.00
7820 · Legal/Professional	7,000.00	1,576.04	4,728.11	3,500.00
7825 · Accounting Services	2,500.00	0.00	2,200.00	2,500.00
7830 · Division Fees	100.00	0.00	122.50	61.00
7870 · Management Fee-Common	14,300.00	5,563.50	16,690.49	15,505.00
7875 · Telephone	800.00	150.06	450.18	0.00
7880 · Office Supplies, Postage, etc.	2,000.00	823.71	2,471.13	2,500.00
7885 · Bank Service Charge	100.00	31.66	94.97	100.00
7890 · Bad Debt Expense	1,000.00	333.34	1,000.00	1,000.00
<b>Total 7800 · Administration</b>	<b>34,900.00</b>	<b>11,139.50</b>	<b>35,986.77</b>	<b>33,386.00</b>
<b>Total Expense</b>	<b>315,300.00</b>	<b>101,978.36</b>	<b>298,929.71</b>	<b>257,901.00</b>
<b>Reserves - See Schedule B</b>	<b>36,750.00</b>	<b>12,250.00</b>	<b>36,750.00</b>	<b>39,891.00</b>
<b>TOTAL EXPENSE + RESERVES</b>	<b>352,050.00</b>	<b>114,228.36</b>	<b>335,679.71</b>	<b>297,792.00</b>

141 Lots  
Quarterly Common Property Assessment

2017  
\$624.00

2018  
\$528.00

**Wisteria Park Homeowners Association, Inc**  
**Approved Budget**  
**January 1 to December 31, 2018**

**East Side Lot Landscaping Budget**

	2017 Approved Budget	2017 Year End Projections	2017 Projected Totals	2018 Proposed Budget
<b>Income</b>				
5011 · Supplemental Lot Assessments	103,800.00	34,600.00	103,800.00	103,680.00
<b>Total Income</b>	<b>103,800.00</b>	<b>34,600.00</b>	<b>103,800.00</b>	<b>103,680.00</b>
<b>Expense</b>				
<b>7100 · Grounds</b>				
7111-S · Grounds Contract - Maint Free	69,100.00	24,480.00	73,440.00	75,600.00
7131-S · Mulch Maint Free	15,000.00	15,000.00	15,000.00	16,000.00
7141-S · Palm Tree Trimming-Maint Free	4,400.00	4,400.00	4,400.00	4,400.00
7151-S · Irrig Repair & Maint-Maint Free	13,000.00	1,219.00	3,657.00	5,185.00
<b>Total 7100 · Grounds</b>	<b>101,500.00</b>	<b>45,099.00</b>	<b>96,497.00</b>	<b>101,185.00</b>
<b>7800 · Administration</b>				
7871-S · Management Fee-Maint Free	2,300.00	894.86	2,684.57	2,495.00
<b>Total 7800 · Administration</b>	<b>2,300.00</b>	<b>894.86</b>	<b>2,684.57</b>	<b>2,495.00</b>
<b>Total Expense</b>	<b>103,800.00</b>	<b>45,993.86</b>	<b>99,181.57</b>	<b>103,680.00</b>

	2017	2018
Qtrly Supplement Lots Assessment (72 Lots)	\$361.00	\$360.00
Quarterly Common Property Assessment	\$624.00	\$528.00
<b>Total Qtrly East Side Assessments</b>	<b>\$985.00</b>	<b>\$888.00</b>

Wisteria Park Homeowners Association, Inc.  
 APPROVED BUDGET FOR THE PERIOD  
 January 1, 2018 - December 31, 2018  
 DESIGNATED RESERVES

PERCENT  
 FUNDING  
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2017	ASSESSMENTS COLLECTED 2017	ESTIMATED EXPENDITURES 2017	TRANSFERS 2017	ESTIMATED BALANCE 12/31/2017	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3610	Pooled Reserves	1	1	141,000	84,384	36,750	20,024	0	101,109	39,891	39,891	70.73
3890	Interest - Prior Years				1,984	285	0		2,268	0	0	0.00
				141,000	86,367	37,035	20,024	0	103,377	39,891	39,891	71