

Wisteria Park Homeowners Association, Inc
Approved Budget
January 1 to December 31, 2019

Common Property Budget		
	2018 Approved Budget	2019 Proposed Budget
Income		
5010 · Assessments	257,901.00	257,703.00
5013 · Reserve Assessment	39,891.00	40,089.00
5045 · Late Fee Income	0.00	0.00
5050 · Interest	0.00	0.00
Total Income	297,792.00	297,792.00
Expense		
7100 · Grounds		
7110 · Grounds Contract Common Area	49,380.00	56,280.00
7125 · Landscape - Renewal & Replace	13,000.00	20,222.00
7130 · Mulch Common	12,000.00	10,000.00
7140 · Palm Tree Trimming	3,500.00	4,220.00
7150 · Irrigation Repairs & Maint-Comm	5,000.00	7,000.00
7160 · Waterway Maintenance	4,400.00	4,400.00
7165 · Wetland Monitor	300.00	300.00
Total 7100 · Grounds	87,580.00	102,422.00
7300 · Amenities Expense		
7310 · Pool Contract	4,800.00	4,800.00
7315 · Pool Repairs	6,000.00	4,000.00
7320 · Cabana/Pool Area Maintenance	12,000.00	11,000.00
7335 · Pool Permit	400.00	400.00
7340 · Common Property Maint & Repair	5,000.00	3,000.00
7345 · Pressure Washing	1,000.00	1,000.00
7350 · Pool Heat	8,000.00	8,100.00
Total 7300 · Amenities Expense	37,200.00	32,300.00
7500 · Utilities		
7510 · Water (County & Reclaimed)	14,300.00	11,500.00
7520 · Electric	5,435.00	5,000.00
7530 · Community Bulk Cable Contract	80,000.00	72,820.00
Total 7500 · Utilities	99,735.00	89,320.00
7800 · Administration		
7810 · Insurance - Property	8,220.00	8,230.00
7820 · Legal/Professional	3,500.00	3,000.00
7825 · Accounting Services	2,500.00	3,000.00
7830 · Division Fees	61.00	61.00
7850 · Property Taxes	0.00	500.00
7870 · Management Fee-Common	15,505.00	15,505.00
7875 · Facility rental - new item	0.00	425.00
7880 · Office Supplies, Postage, etc.	2,500.00	1,800.00
7885 · Bank Service Charge	100.00	140.00
7890 · Bad Debt Expense	1,000.00	1,000.00
Total 7800 · Administration	33,386.00	33,661.00
Total Expense	257,901.00	257,703.00
Reserves - See Schedule B	39,891.00	40,089.00
TOTAL EXPENSE + RESERVES	297,792.00	297,792.00

141 Lots	2018	2019
Quarterly Common Property Assessment	\$528.00	\$528

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East Side Lot Landscaping Budget		
	2018 Approved Budget	2019 Proposed Budget
Income		
5011 · Supplemental Lot Assessments	103,680.00	110,016.00
NEW Surplus Rollover	0.00	3,727.00
Total Income	103,680.00	113,743.00
Expense		
7100 · Grounds		
7111-S · Grounds Contract - Maint Assist	75,600.00	83,808.00
7131-S · Mulch Maint Assist	16,000.00	18,500.00
7141-S · Palm Tree Trimming-Maint Assist	4,400.00	4,000.00
7151-S · Irrig Repair & Maint-Maint Assist	5,185.00	4,940.00
Total 7100 · Grounds	101,185.00	111,248.00
7800 · Administration		
7871-S · Management Fee-Maint Free	2,495.00	2,495.00
Total 7800 · Administration	2,495.00	2,495.00
Total Expense	103,680.00	113,743.00
	2018	2019
Qtrly Supplement Lots Assessment (72 Lots)	\$360.00	\$382.00
Quarterly Common Property Assessment	\$528.00	\$528.00
Total Qtrly East Side Assessments	\$888.00	\$910.00

Wisteria Park Homeowners Association, Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2019 - December 31, 2019
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 1/1/2018	ASSESSMENTS COLLECTED 2018	ESTIMATED EXPENDITURES 2018	TRANSFERS 2018	ESTIMATED BALANCE 12/31/2018	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3610	Pooled Reserves	1	1	135,000	96,633	39,891	44,439	2,826	94,911	40,089	40,089	71.08
3890	Interest - Prior Years				2,331	495	0	-2,826	0	0	0	0.00
				135,000	98,964	40,386	44,439	0	94,912	40,089	40,089	71