

Wisteria Park Homeowners Association, Inc
Approved Budget
January 1 to December 31, 2020

Common Property Budget		
	2019 Approved Budget	2020 Approved Budget
Income		
5010 · Assessments	257,703.00	236,482.00
5013 · Reserve Assessment	40,089.00	25,000.00
5045 · Late Fee Income	0.00	0.00
5050 · Interest	0.00	0.00
Total Income	297,792.00	261,482.00
Expense		
7100 · Grounds		
7110 · Grounds Contract Common Area	56,280.00	53,880.00
7125 · Landscape - Renewal & Replace	20,222.00	15,000.00
7130 · Mulch Common	10,000.00	5,000.00
7140 · Palm Tree Trimming	4,220.00	5,500.00
7150 · Irrigation Repairs & Maint-Comm	7,000.00	5,000.00
7160 · Waterway Maintenance	4,400.00	4,400.00
7165 · Wetland Monitor	300.00	300.00
Total 7100 · Grounds	102,422.00	89,080.00
7300 · Amenities Expense		
7310 · Pool Contract	4,800.00	4,800.00
7315 · Pool Repairs	4,000.00	4,000.00
7320 · Cabana/Pool Area Maintenance	11,000.00	3,500.00
7335 · Pool Permit	400.00	400.00
7340 · Common Property Maint & Repair	3,000.00	3,500.00
7345 · Pressure Washing	1,000.00	1,000.00
7350 · Pool Heat	8,100.00	6,000.00
Total 7300 · Amenities Expense	32,300.00	23,200.00
7500 · Utilities		
7510 · Water (County & Reclaimed)	11,500.00	8,500.00
7520 · Electric	5,000.00	5,000.00
7530 · Community Bulk Cable Contract	72,820.00	76,500.00
Total 7500 · Utilities	89,320.00	90,000.00
7800 · Administration		
7810 · Insurance - Property	8,230.00	8,709.00
7820 · Legal/Professional	3,000.00	3,000.00
7825 · Accounting Services	3,000.00	3,000.00
7830 · Division Fees	61.00	62.00
7850 · Property Taxes	500.00	500.00
7870 · Management Fee-Common	15,505.00	15,506.00
7873 · Facility rental	425.00	425.00
7880 · Office Supplies, Postage, etc.	1,800.00	1,800.00
7885 · Bank Service Charge	140.00	200.00
7890 · Bad Debt Expense	1,000.00	1,000.00
Total 7800 · Administration	33,661.00	34,202.00
Total Expense	257,703.00	236,482.00
Reserves - See Schedule B	40,089.00	25,000.00
TOTAL EXPENSE + RESERVES	297,792.00	261,482.00
141 Lots	2019	2020
Quarterly Common Property Assessment	\$528.00	\$464.00

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East Side Lot Landscaping Budget		
	2019 Approved Budget	2020 Approved Budget
Income		
5011 · Supplemental Lot Assessments	110,016.00	120,803.00
5014 · Surplus Rollover	3,727.00	
Total Income	113,743.00	120,803.00
Expense		
7100 · Grounds		
7111-S · Grounds Contract - Maint Assist	83,808.00	83,808.00
7131-S · Mulch Maint Assist	18,500.00	21,500.00
7141-S · Palm Tree Trimming-Maint Assist	4,000.00	8,000.00
7151-S · Irrig Repair & Maint-Maint Assist	4,940.00	5,000.00
Total 7100 · Grounds	111,248.00	118,308.00
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	113,743.00	120,803.00
	2019	2020
Qtrly Supplement Lots Assessment (72 Lots)	\$382.00	\$419.00
Quarterly Common Property Assessment	\$528.00	\$464.00
Total Qtrly East Side Assessments	\$910.00	\$883.00

								SCHEDULE B			
Wisteria Park Homeowners Association, Inc.											
APPROVED BUDGET FOR THE PERIOD									PERCENT		
January 1, 2020 - December 31, 2020									FUNDING		
DESIGNATED RESERVES									100.00%		
		4	5	6	7	8	9	10	11		
		ESTIMATED		ESTIMATED	ESTIMATED		ESTIMATED	2017 RESERVE	ADDITIONAL	COST/	
		BEGINNING BAL	ASSESSMENTS	INTEREST	EXPENDITURES	TRANSFERS	BALANCE	STUDY BALANCE	RESERVE	UNIT/	
		1/1/2020	2020	2020	2020 *	2020	12/31/2020	12/31/20	REQUIRED	QTR	
ACCT#	ASSET										
3610	Pooled Reserves/Interes	229,428	25,000	500	10,000	0	244,928	114,831	0	44.33	
* Placeholder based on Reserve Study and Board consideration											