

Wisteria Park Homeowners Association, Inc
Approved Budget
January 1 to December 31, 2021

Common Property Budget		
	2020 Approved Budget	2021 Approved Budget
Income		
5010 · Assessments	236,482.00	248,498.00
5013 · Reserve Assessment	25,000.00	30,000.00
5040 · Other	0.00	0.00
5045 · Late Fee Income	0.00	0.00
5050 · Interest	0.00	0.00
Total Income	261,482.00	278,498.00
Expense		
7100 · Grounds		
7110 · Grounds Contract Common Area	53,880.00	51,480.00
7125 · Landscape - Renewal & Replace	15,000.00	20,000.00
7130 · Mulch Common	5,000.00	5,000.00
7140 · Palm Tree Trimming	5,500.00	5,500.00
7150 · Irrigation Repairs & Maint-Comm	5,000.00	5,000.00
7160 · Waterway Maintenance	4,400.00	4,500.00
7165 · Wetland Monitor	300.00	0.00
Total 7100 · Grounds	89,080.00	91,480.00
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	3,500.00	5,000.00
7335 · Pool Permit	400.00	375.00
7340 · Common Property Maint & Repair	3,500.00	3,000.00
7345 · Pressure Washing	1,000.00	3,000.00
7350 · Pool Heat	6,000.00	6,000.00
Total 7300 · Amenities Expense	23,200.00	26,175.00
7500 · Utilities		
7510 · Water (County & Reclaimed)	8,500.00	8,500.00
7520 · Electric	5,000.00	4,500.00
7530 · Community Bulk Cable Contract	76,500.00	83,000.00
Total 7500 · Utilities	90,000.00	96,000.00
7800 · Administration		
7810 · Insurance - Property	8,709.00	9,000.00
7820 · Legal/Professional	3,000.00	3,000.00
7825 · Accounting Services	3,000.00	3,000.00
7830 · Division Fees	62.00	62.00
7850 · Property Taxes	500.00	500.00
7870 · Management Fee-Common	15,506.00	15,506.00
7873 · Facility rental	425.00	425.00
7880 · Office Supplies, Postage, etc.	1,800.00	2,000.00
7885 · Bank Service Charge	200.00	350.00
7890 · Bad Debt Expense	1,000.00	1,000.00
Total 7800 · Administration	34,202.00	34,843.00
Total Expense	236,482.00	248,498.00
Reserves - See Schedule B	25,000.00	30,000.00
TOTAL EXPENSE + RESERVES	261,482.00	278,498.00
141 Lots	2020	2021
Quarterly Common Property Assessment	\$464.00	\$494

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East Side Lot Landscaping Budget		
	2020 Approved Budget	2021 Approved Budget
Income		
5011 · Supplemental Lot Assessments	120,803.00	114,903.00
Total Income	120,803.00	114,903.00
Expense		
7100 · Grounds		
7111-S · Grounds Contract - Maint Assist	83,808.00	81,408.00
7131-S · Mulch Maint Assist	21,500.00	20,000.00
7141-S · Palm Tree Trimming-Maint Assist	8,000.00	6,000.00
7151-S · Irrig Repair & Maint-Maint Assist	5,000.00	5,000.00
Total 7100 · Grounds	118,308.00	112,408.00
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	120,803.00	114,903.00
	2020	2021
Qtrly Supplement Lots Assessment (72 Lots)	\$419.00	\$399
Quarterly Common Property Assessment	\$464.00	\$494
Total Qtrly East Side Assessments	\$883.00	\$893

Wisteria Park Homeowners Association, Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2021 - December 31, 2021
DESIGNATED RESERVES

PERCENT
FUNDING
100.00%

	1	2	3	4	5	6	7	8	9	
	BEGINNING	ASSESSMENT	ESTIMATED		ESTIMATED	2017 RESERVE	ANNUAL	ANNUAL	COST/	
	BALANCE	COLLECTED	EXPENDITURES	TRANSFERS	BALANCE	STUDY BALANCE	RESERVE	RESERVE	UNIT/	
	1/1/2020	2020	2020*	2020	12/31/2020	12/31/2021	REQUIRED	FUNDED	QTR	
ACCT#	ASSET					2021		2021		
3610	Pooled Reserves	229,806	25,000	94,000	0	160,806	147,898	0	30,000	53.19

* Estimated expenses include front entrance monument repair & landscaping project approved by Board 9/28/20