

**Wisteria Park Homeowners Association, Inc**  
**Approved Budget**  
**January 1 to December 31, 2022**

<b>Common Property Budget</b>		
	<b>2021 Approved Budget</b>	<b>2022 Approved Budget</b>
<b>Income</b>		
5010 · Assessments	248,498.00	279,552.00
5013 · Reserve Assessment	30,000.00	30,000.00
5045 · Late Fee Income	0.00	0.00
5050 · Interest	0.00	0.00
<b>Total Income</b>	<b>278,498.00</b>	<b>309,552.00</b>
<b>Expense</b>		
<b>7100 · Grounds</b>		
7110 · Grounds Contract Common Area	51,480.00	60,000.00
7125 · Landscape - Renewal & Replace	20,000.00	20,000.00
7130 · Mulch Common	5,000.00	5,000.00
7140 · Palm Tree Trimming	5,500.00	6,000.00
7150 · Irrigation Repairs & Maint-Comm	5,000.00	6,500.00
7160 · Waterway Maintenance	4,500.00	4,680.00
<b>Total 7100 · Grounds</b>	<b>91,480.00</b>	<b>102,180.00</b>
<b>7300 · Amenities Expense</b>		
7310 · Pool Contract	4,800.00	5,400.00
7315 · Pool Repairs	4,000.00	4,000.00
7320 · Cabana/Pool Area Maintenance	5,000.00	7,000.00
7335 · Pool Permit	375.00	400.00
7340 · Common Property Maint & Repair	3,000.00	5,200.00
7345 · Pressure Washing	3,000.00	3,000.00
7350 · Pool Heat	6,000.00	6,500.00
<b>Total 7300 · Amenities Expense</b>	<b>26,175.00</b>	<b>31,500.00</b>
<b>7500 · Utilities</b>		
7510 · Water (County & Reclaimed)	8,500.00	12,000.00
7520 · Electric	4,500.00	4,500.00
7530 · Community Bulk Cable Contract	83,000.00	87,980.00
<b>Total 7500 · Utilities</b>	<b>96,000.00</b>	<b>104,480.00</b>
<b>7800 · Administration</b>		
7810 · Insurance - Property	9,000.00	11,508.00
7820 · Legal/Professional	3,000.00	6,500.00
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	15,972.00
7873 · Facility rental	425.00	500.00
7880 · Office Supplies, Postage, etc.	2,000.00	2,000.00
7885 · Bank Service Charge	350.00	350.00
7890 · Bad Debt Expense	1,000.00	1,000.00
<b>Total 7800 · Administration</b>	<b>34,843.00</b>	<b>41,392.00</b>
<b>Total Expense</b>	<b>248,498.00</b>	<b>279,552.00</b>
<b>Reserves - See Schedule B</b>	<b>30,000.00</b>	<b>30,000.00</b>
<b>TOTAL EXPENSE + RESERVES</b>	<b>278,498.00</b>	<b>309,552.00</b>
<b>141 Lots</b>	<b>2021</b>	<b>2022</b>
Quarterly Common Property Assessment	<b>\$494</b>	<b>\$549</b>

**Wisteria Park Homeowners Association, Inc**  
**Approved Budget**  
**January 1 to December 31, 2022**

**East Side Lot Landscaping Budget**

	<b>2021 Approved Budget</b>	<b>2022 Approved Budget</b>
<b>Income</b>		
5011 · Supplemental Lot Assessments	114,903.00	125,570.00
<b>Total Income</b>	<b>114,903.00</b>	<b>125,570.00</b>

<b>Expense</b>		
<b>7100 · Grounds</b>		
7111-S · Grounds Contract - Maint Assist	81,408.00	92,000.00
7131-S · Mulch Maint Assist	20,000.00	20,000.00
7141-S · Palm Tree Trimming-Maint Assist	6,000.00	6,000.00
7151-S · Irrig Repair & Maint-Maint Assist	5,000.00	5,000.00
<b>Total 7100 · Grounds</b>	<b>112,408.00</b>	<b>123,000.00</b>
<b>7800 · Administration</b>		
7871-S · Management Fee-Maint Free	2,495.00	2,570.00
<b>Total 7800 · Administration</b>	<b>2,495.00</b>	<b>2,570.00</b>
<b>Total Expense</b>	<b>114,903.00</b>	<b>125,570.00</b>

	<b>2021</b>	<b>2022</b>
Qtrly Supplement Lots Assessment (72 Lots)	<b>\$398</b>	<b>\$436</b>
Quarterly Common Property Assessment	<b>\$494</b>	<b>\$549</b>
<b>Total Qtrly East Side Assessments</b>	<b>\$892</b>	<b>\$985</b>

Wisteria Park Homeowners Association, Inc.  
 APPROVED BUDGET FOR THE PERIOD  
 January 1, 2022 - December 31, 2022  
 DESIGNATED RESERVES

PERCENT  
 FUNDING  
 100.00%

		1	2	3	4	5	6	7	8	9
		BEGINNING	ASSESSMENTS	ESTIMATED		ESTIMATED	2017 RESERVE	ANNUAL	ANNUAL	COST/
		BALANCE	COLLECTED	EXPENDITURES	TRANSFERS	BALANCE	STUDY BALANCE	RESERVE	RESERVE	UNIT/
		1/1/2021	2021	2021	2021	12/31/2021	12/31/2022	REQUIRED	FUNDED	QTR
ACCT#	ASSET						2022	2022		
3610	Pooled Reserves	161,130	30,000	24,631	0	166,499	172,750	0	30,000	53.19