

Wisteria Park Homeowners Association, Inc.
Approved Budget
January 1, 2023 to December 31, 2023

Common Property Budget		
	2022	2023
	Approved Budget	Approved Budget
Income		
5010 · Assessments	279,552.00	273,893.00
5013 · Reserve Assessment	30,000.00	41,000.00
5040 - Other	0.00	0.00
5045 · Late Fee Income	0.00	0.00
5050 · Interest	0.00	0.00
Total Income	309,552.00	314,893.00
Expense		
7100 · Grounds		
7110 · Grounds Contract Common Area	60,000.00	60,000.00
7125 · Landscape - Renewal & Replace	20,000.00	15,000.00
7130 · Mulch Common	5,000.00	5,500.00
7140 · Palm Tree Trimming	6,000.00	6,000.00
7150 · Irrigation Repairs & Maint-Comm	6,500.00	5,000.00
7160 · Waterway Maintenance	4,680.00	4,850.00
Total 7100 · Grounds	102,180.00	96,350.00
7300 · Amenities Expense		
7310 · Pool Contract	5,400.00	5,670.00
7315 · Pool Repairs	4,000.00	4,000.00
7320 · Cabana/Pool Area Maintenance	7,000.00	6,300.00
7335 · Pool Permit	400.00	400.00
7340 · Common Property Maint & Repair	5,200.00	1,000.00
7345 · Pressure Washing	3,000.00	3,000.00
7350 · Pool Heat	6,500.00	6,665.00
Total 7300 · Amenities Expense	31,500.00	27,035.00
7500 · Utilities		
7510 · Water (County & Reclaimed)	12,000.00	10,400.00
7511 - Water - Pool House		1,500.00
7520 · Electric	4,500.00	4,800.00
7530 · Community Bulk Cable Contract	87,980.00	90,800.00
Total 7500 · Utilities	104,480.00	107,500.00
7800 · Administration		
7810 · Insurance - Property	11,508.00	12,700.00
7820 · Legal/Professional	6,500.00	6,500.00
7825 · Accounting Services	3,000.00	2,675.00
7830 · Division Fees	62.00	87.00
7850 · Property Taxes	500.00	500.00
7870 · Management Fee-Common	15,972.00	16,771.00
7873 · Facility rental	500.00	500.00
7880 · Office Supplies, Postage, etc.	2,000.00	1,925.00
7885 · Bank Service Charge	350.00	350.00
7890 · Bad Debt Expense	1,000.00	1,000.00
Total 7800 · Administration	41,392.00	43,008.00
Total Expense	279,552.00	273,893.00
Reserves - See Schedule B	30,000.00	41,000.00
TOTAL EXPENSE + RESERVES	309,552.00	314,893.00
141 Lots	2022	2023
Quarterly Common Property Assessment	\$549	\$558

East Side Homes Landscaping Budget

	2022 Approved Budget	2023 Approved Budget
Income		
5011 · East Side Homes Assessments	125,570.00	132,997.00
Total Income	125,570.00	132,997.00
Expense		
7100 · Grounds		
7111-S · Grounds Contract - East Side Homes	92,000.00	97,100.00
7131-S · Mulch - East Side Homes	20,000.00	22,000.00
7141-S · Palm Tree Trimming-East Side Homes	6,000.00	6,200.00
7151-S · Irrig Repair & Maint-East Side Homes	5,000.00	5,000.00
Total 7100 · Grounds	123,000.00	130,300.00
7800 · Administration		
7871-S · Management Fee-East Side Homes	2,570.00	2,697.00
Total 7800 · Administration	2,570.00	2,697.00
Total Expense	125,570.00	132,997.00

	2022	2023
Qtrly East Side Homes Assessment (72 Lots)	\$436	\$462
Quarterly Common Property Assessment	\$549	\$558
Total Qtrly East Side Homes Assessments	\$985	\$1,020

Wisteria Park Homeowners Association, Inc.
 APPROVED BUDGET FOR THE PERIOD
 January 1, 2023 - December 31, 2023
 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/	
		1/1/2022	2022	2022	2022	12/31/2022	12/31/2022	REQUIRED	FUNDED	QTR	
ACCT#	ASSET						2023	2023			
3610	Pooled Reserves	174,202	30,000	6,639	486	198,048	172,750	41,000	41,000	72.70	
3890	Interest	193	293	0	(486)	(0)					

Note: Reserve Study performed 8/2022; 2023 Annual Reserve Required from Report