

Wisteria Park Homeowners Association, Inc.

Approved Budget

January 2024 - December 2024

Common Property Budget		
	2023 Approved Budget	2024 Approved Budget
Income		
5010 · Assessments	273,893.00	273,965.00
5013 · Reserve Assessment	41,000.00	41,000.00
5045 · Late Fee Income	0.00	0.00
5050 · Interest	0.00	0.00
Surplus Rollover	0.00	12,720.00
Total Income	314,893.00	327,685.00
Expense		
7100 · Grounds		
7110 · Grounds Contract Common Area	60,000.00	61,100.00
7125 · Landscape - Renewal & Replace	15,000.00	15,000.00
7130 · Mulch Common	5,500.00	5,500.00
7140 · Palm Tree Trimming	6,000.00	6,000.00
7150 · Irrigation Repairs & Maint-Comm	5,000.00	4,400.00
7160 · Waterway Maintenance	4,850.00	4,900.00
Total 7100 · Grounds	96,350.00	96,900.00
7300 · Amenities Expense		
7310 · Pool Contract	5,670.00	6,300.00
7315 · Pool Repairs	4,000.00	1,950.00
7320 · Cabana/Pool Area Maintenance	6,300.00	7,000.00
7335 · Pool Permit	400.00	400.00
7340 · Common Property Maint & Repair	1,000.00	4,000.00
7345 · Pressure Washing	3,000.00	3,000.00
7350 · Pool Heat	6,665.00	6,665.00
Total 7300 · Amenities Expense	27,035.00	29,315.00
7500 · Utilities		
7510 · Water (County & Reclaimed)	10,400.00	15,000.00
7511 · Water - Pool House	1,500.00	1,560.00
7520 · Electric	4,800.00	5,245.00
7530 · Community Bulk Cable Contract	90,800.00	92,552.00
Total 7500 · Utilities	107,500.00	114,357.00
7800 · Administration		
7810 · Insurance - Property	12,700.00	15,000.00
7820 · Legal/Professional	6,500.00	5,100.00
7825 · Accounting Services	2,675.00	3,000.00
7830 · Division Fees	87.00	87.00
7835 · Fees, Dues, License	0.00	0.00
7850 · Property Taxes	500.00	0.00
7870 · Management Fee-Common	16,770.00	17,286.00
7873 · Facility rental	500.00	500.00
7880 · Office Supplies, Postage, etc.	1,926.00	3,500.00
7885 · Bank Service Charge	350.00	640.00
7890 · Bad Debt Expense	1,000.00	1,000.00
Total 7800 · Administration	43,008.00	46,113.00
Total Expense	273,893.00	286,685.00
Reserves - See Schedule B	41,000.00	41,000.00
TOTAL EXPENSE + RESERVES	314,893.00	327,685.00

141 Lots	2023	2024
Quarterly Common Property Assessment	\$558	\$558

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East Side Lot Landscaping Budget

	2023 Approved Budget	2024 Approved Budget
Income		
5011 · Supplemental Lot Assessments	132,997.00	132,910.00
5014 · Surplus Rollover	0.00	0.00
Total Income	132,997.00	132,910.00
Expense		
7100 · Grounds		
7111-S · Grounds Contract - East Side	97,100.00	97,100.00
7131-S · Mulch - East Side	22,000.00	22,000.00
7141-S · Palm Tree Trimming- East Side	6,200.00	6,000.00
7151-S · Irrig Repair & Maint - East Side	5,000.00	5,000.00
Total 7100 · Grounds	130,300.00	130,100.00
7800 · Administration		
7871-S · Management Fee- East Side	2,697.00	2,810.00
Total 7800 · Administration	2,697.00	2,810.00
Total Expense	132,997.00	132,910.00
	2023	2024
Qtrly Supplement Lots Assessment (72 Lots)	\$461	\$461
Quarterly Common Property Assessment	\$558	\$558
Total Qtrly East Side Assessments	\$1,020	\$1,020

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APPROVED BUDGET FOR THE PERIOD

January 1, 2024 - December 31, 2024

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/
		1/1/2023	2023	2023	2023	12/31/2023	12/31/2022	REQUIRED	FUNDED	QTR
ACCT#	ASSET						2023		2024	
3610	Pooled Reserves	198,240	41,000	0	53,000	292,240	172,750	41,000	41,000	72.70

* includes earned interest