



Wisteria Lakes Homeowners Association, Inc

PO Box 87234 Baton Rouge, LA 708179 | (225) 286-7546 | info@magnoliabr.com

**2021 WLHA Annual Membership Meeting
Tuesday January 05th, 2021 at 6:00 p.m. CST
Greenwell Springs Branch Library**

AGENDA

- Opening comments by President
- Calling the role and introductions
- Reading and/or disposal of minutes
- Summary of operations for 2020
- Budget for operations for 2021
- Officer and Committee updates
- Election of Board of Directors for 2021
- General Questions
- Closing Remarks

- Adjourn

Wisteria Lakes HOA 2020 Budget

Lake Fund Budget		
	2020 Budget	2020 Actual
INCOME		
Lake Lot Additional \$100 Assessment	\$ 3,700.00	\$ 3,700.00
15% of All Other Assessments	\$ 5,278.12	\$ 5,229.37
TOTAL INCOME	\$ 8,978.12	\$ 8,929.37
EXPENSES		
UTILITIES		
Electricity	\$ 3,120.00	\$ 2,788.22
Water	\$ -	\$ -
MAINTENANCE		
Lake Water Treatments	\$ 2,700.00	\$ -
Fountain Maintenance & Repair	\$ 2,000.00	\$ 3,502.30
Water Well Maintenance & Repair	\$ 1,000.00	\$ 75.00
TOTAL	\$ 8,820.00	\$ 6,365.52
TOTAL INCOME	\$ 8,978.12	\$ 8,929.37
TOTAL EXPENSES	\$ 8,820.00	\$ 6,365.52
NET INCOME	\$ 158.12	\$ 2,563.85

General Fund Budget		
	2020 Budget	2020 Actual
INCOME		
85% of All Other Assessments	\$ 29,909.38	\$ 29,633.13
Violation Fines	\$ -	\$ 25.00
Late Fee Income	\$ -	\$ 325.00
Legal Fees Reimbursment	\$ -	\$ 506.00
Owner Interest Income	\$ -	\$ 105.74
	\$ -	\$ 3.84
TOTAL INCOME	\$ 29,909.38	\$ 30,598.71
EXPENSES		
ADMINISTRATIVE		
Management Fees	\$ 8,502.00	\$ 8,202.00
Accounting - Yearly Taxes	\$ 200.00	\$ 200.00
Legal Fees	\$ 1,500.00	\$ 20.00
Postage & Mail	\$ 750.00	\$ 171.05
Insurance	\$ 1,900.00	\$ 3,128.76
Secretary of State	\$ 10.00	\$ 10.00
Website - Town Square	\$ 288.00	\$ -
Holiday Decorations	\$ 500.00	\$ -
Candy for Santa Claus	\$ 200.00	\$ 233.47
Welcome Committee	\$ 250.00	\$ 387.53
Halloween EBR Sheriff's Detail	\$ 120.00	\$ -
UTILITIES		
Electricity	\$ 480.00	\$ 463.02
Water	\$ 300.00	\$ 517.92
Telephone	\$ 397.00	\$ 397.79
MAINTENANCE		
Lawn & Landscaping Maintenance	\$ 4,620.00	\$ 6,110.00
Seasonal Mulch and Color	\$ 2,000.00	\$ 1,275.00
Landscaping Improvements	\$ 4,000.00	\$ 3,200.00
Irrigation Maintenance	\$ 500.00	\$ -
General Maintenance & Repair	\$ 1,000.00	\$ 460.00
Electrical Repairs	\$ 300.00	\$ -
Security Services - Flock	\$ 2,000.00	\$ 2,089.00
TOTAL	\$ 29,817.00	\$ 26,865.54
TOTAL INCOME	\$ 29,909.38	\$ 30,598.71
TOTAL EXPENSES	\$ 29,817.00	\$ 26,865.54
NET INCOME	\$ 92.38	\$ 3,733.17

Wisteria Lakes HOA 2021 Budget

Lake Fund Budget	
	2020 Budget
INCOME	
Lake Lot Additional \$100 Assessment	\$3,700.00
15% of All Other Assessments	\$5,278.12
TOTAL INCOME	\$8,978.12
EXPENSES	
UTILITIES	
Electricity	\$3,120.00
Water	\$0.00
MAINTENANCE	
Lake Water Treatments	\$1,700.00
Fountain Maintenance & Repair	\$3,000.00
Water Well Maintenance & Repair	\$1,000.00
TOTAL	\$8,820.00
TOTAL INCOME	\$8,978.12
TOTAL EXPENSES	\$8,820.00
NET INCOME	\$158.12

General Fund Budget	
	2020 Budget
INCOME	
85% of All Other Assessments	\$29,909.38
TOTAL INCOME	\$29,909.38
EXPENSES	
ADMINISTRATIVE	
Management Fees	\$8,502.00
Accounting - Yearly Taxes	\$200.00
Legal Fees	\$1,000.00
Postage & Mail	\$500.00
Insurance	\$3,150.00
Secretary of State	\$10.00
Website - Town Square	\$288.00
Holiday Decorations	\$500.00
Candy for Santa Claus	\$200.00
Welcome Committee	\$250.00
Halloween EBR Sheriff's Detail	\$120.00
UTILITIES	
Electricity	\$480.00
Water	\$300.00
Telephone	\$397.00
MAINTENANCE	
Lawn & Landscaping Maintenance	\$4,620.00
Seasonal Mulch and Color	\$2,000.00
Landscaping Improvements	\$3,500.00
Irrigation Maintenance	\$500.00
General Maintenance & Repair	\$1,000.00
Electrical Repairs	\$300.00
Security Services - Flock	\$2,000.00
TOTAL	\$29,817.00
TOTAL INCOME	\$29,909.38
TOTAL EXPENSES	\$29,817.00
NET INCOME	\$92.38