Waterview Estates Owners Association, Inc. 2017 Approved Budget

	2017
Waterview Estates Owners Association, Inc.	Approved
	Budget
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	\$615
OPERATING INCOME	7020
Residential Assessments	720,780
Adopt - A - School Fee	3,564
Adopt - A- School Fund Transfer	(3,564)
Pool Fees	1,000
Late Fees & Interest	12,000
Clubhouse Rental Fee Income	2,200
Miscellaneous Income	100
Less Uncollected	(20,000)
TOTAL INCOME	716,080
OPERATING EXPENSES	
Management Fees	39,600
Administrative Expenses	3,800
Other Professional Services	16,000
Audit and Tax Services	6,500
Legal - Collections	50,000
Legal - Collections BTO	(37,500)
Legal - Corporate	10,000
Legal - DRV Enforcement	5,000
Legal - DRV Enforcement BTO	(3,750)
Bank Charges	100
Insurance - D&O	6,300
Insurance - Property	18,500
Insurance - Other Premiums	4,000
Meeting Expense	4,500
Printing & Copying	3,500
Office Supplies	1,500
Postage	7,500
Billing/Collections	15,000
Holiday Decorations	20,000
Community Events	6,500
Website	1,000
Newsletter	12,000
Administrative Salaries	15,876
Property Taxes	350
Bad Debt Expense	10,000
Pool Operation & Management	57,000
Pool Repairs	2,500

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General Repair & Maintenance	Pool Supplies	2,500
Fence Repair & Maintenance 10,000 Electrical Supplies/Repair/Maintenance 10,000 Janitorial Supplies & Maintenance 5,000 Fountain/Pond/Lake/Repair & Maintenance 6,000 Monument Repair & Maintenance 2,500 Clubhouse Repair & Maintenance 10,000 Common Area Repair & Maintenance 10,000 Playground Repair & Maintenance 10,000 Plumbing Supplies/Repair & Maintenance 2,500 Rec Center Supplies/Repair/Maintenance 2,500 Rec Center Supplies/Repair/Maintenance 5,000 Sidewalk & Concrete Repair & Maintenance 5,000 Signage Repair & Maintenance 5,000 Tennis Court Repair/Maintenance 5,000 Tennis Court Repair/Maintenance 1,000 Other Supplies/Repair & Maintenance 115,000 Landscape Contract 115,000 Landscape Replace/Install 10,000 Force Mows 2,500 Tree Removal 5,000 Irrigation Repair & Maintenance 15,000 Irrigation Repair & Maintenance 15,000 Electricity - Common Area </td <td></td> <td></td>		
Electrical Supplies/Repair/Maintenance 10,000 Janitorial Supplies & Maintenance 5,000 Fountain/Pond/Lake/Repair & Maintenance 6,000 Monument Repair & Maintenance 10,000 Clubhouse Repair & Maintenance 10,000 Common Area Repair & Maintenance 10,000 Playground Repair & Maintenance 10,000 Plumbing Supplies/Repair & Maintenance 2,500 Powerwashing Services 2,500 Rec Center Supplies/Repair/Maintenance 2,500 Sidewalk & Concrete Repair & Maintenance 5,000 Signage Repair & Maintenance 5,000 Tennis Court Repair/Maintenance 5,000 Other Supplies/Repair & Maintenance 1,000 Landscape Contract 115,000 Landscape Replace/Install 10,000 Force Mows 2,500 Irrigation Repair & Maintenance 15,000 Force Mow - BTO (1,875) Electricity - Common Area 45,000 Electricity - Rec Center 1,500 Water & Sewer 55,000 Telephone & Internet 3,000 <tr< td=""><td></td><td></td></tr<>		
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Monument Repair & Maintenance2,500Clubhouse Repair & Maintenance10,000Common Area Repair & Maintenance10,000Playground Repair & Maintenance10,000Plumbing Supplies/Repair & Maintenance2,500Powerwashing Services2,5500Rec Center Supplies/Repair/Maintenance2,500Sidewalk & Concrete Repair & Maintenance5,000Signage Repair & Maintenance5,000Tennis Court Repair/Maintenance5,000Other Supplies/Repair & Maintenance10,000Landscape Contract115,000Landscape Replace/Install10,000Force Mows2,500Tree Removal5,000Irrigation Repair & Maintenance15,000Force Mow - BTO(1,875)Electricity - Common Area45,000Electricity - Street Lights30,000Electricity - Rec Center1,500Water & Sewer55,000Telephone & Internet3,000Security Services93,000Pest Control3,000Janitorial Services93,000Capital Reserve Contribution18,500Non-Capital Reserve Contribution18,500Mud Funding Reimbursement(252,000)TOTAL EXPENSES716,080		
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Powerwashing Services2,500Rec Center Supplies/Repair/Maintenance2,500Sidewalk & Concrete Repair & Maintenance5,000Signage Repair & Maintenance5,000Tennis Court Repair/Maintenance5,000Other Supplies/Repair & Maintenance1,000Landscape Contract115,000Landscape Replace/Install10,000Force Mows2,500Tree Removal5,000Irrigation Repair & Maintenance15,000Force Mow - BTO(1,875)Electricity - Common Area45,000Electricity - Street Lights30,000Electricity - Rec Center1,500Water & Sewer55,000Telephone & Internet3,000Security Services93,000Pest Control3,000Janitorial Services3,000Capital Reserve Contribution168,500Non-Capital Reserve Contribution41,479Payroll Taxes - Employer2,500Fire Alarm Monitoring1,200Mud Funding Reimbursement(252,000)TOTAL EXPENSES716,080		· · · · · · · · · · · · · · · · · · ·
Rec Center Supplies/Repair/Maintenance2,500Sidewalk & Concrete Repair & Maintenance5,000Signage Repair & Maintenance5,000Tennis Court Repair/Maintenance5,000Other Supplies/Repair & Maintenance1,000Landscape Contract115,000Landscape Replace/Install10,000Force Mows2,500Tree Removal5,000Irrigation Repair & Maintenance15,000Force Mow - BTO(1,875)Electricity - Common Area45,000Electricity - Street Lights30,000Electricity - Rec Center1,500Water & Sewer55,000Telephone & Internet3,000Security Services93,000Pest Control3,000Janitorial Services93,000Capital Reserve Contribution168,500Non-Capital Reserve Contribution41,479Payroll Taxes - Employer2,500Fire Alarm Monitoring1,200Mud Funding Reimbursement(252,000)TOTAL EXPENSES716,080		·
Signage Repair & Maintenance 5,000 Tennis Court Repair/Maintenance 5,000 Other Supplies/Repair & Maintenance 1,000 Landscape Contract 115,000 Landscape Replace/Install 10,000 Force Mows 2,500 Tree Removal 5,000 Irrigation Repair & Maintenance 15,000 Force Mow - BTO (1,875) Electricity - Common Area 45,000 Electricity - Street Lights 30,000 Electricity - Rec Center 1,500 Water & Sewer 55,000 Telephone & Internet 3,000 Security Services 93,000 Pest Control 3,000 Janitorial Services 3,000 Capital Reserve Contribution 168,500 Non-Capital Reserve Contribution 41,479 Payroll Taxes - Employer 2,500 Fire Alarm Monitoring 1,200 Mud Funding Reimbursement (252,000) TOTAL EXPENSES 716,080	Rec Center Supplies/Repair/Maintenance	2,500
Tennis Court Repair/Maintenance 5,000 Other Supplies/Repair & Maintenance 1,000 Landscape Contract 115,000 Landscape Replace/Install 10,000 Force Mows 2,500 Tree Removal 5,000 Irrigation Repair & Maintenance 15,000 Force Mow - BTO (1,875) Electricity - Common Area 45,000 Electricity - Street Lights 30,000 Electricity - Rec Center 1,500 Water & Sewer 55,000 Telephone & Internet 3,000 Security Services 93,000 Pest Control 3,000 Janitorial Services 3,000 Capital Reserve Contribution 168,500 Non-Capital Reserve Contribution 41,479 Payroll Taxes - Employer 2,500 Fire Alarm Monitoring 1,200 Mud Funding Reimbursement (252,000) TOTAL EXPENSES 716,080	Sidewalk & Concrete Repair & Maintenance	5,000
Other Supplies/Repair & Maintenance 1,000 Landscape Contract 115,000 Landscape Replace/Install 10,000 Force Mows 2,500 Tree Removal 5,000 Irrigation Repair & Maintenance 15,000 Force Mow - BTO (1,875) Electricity - Common Area 45,000 Electricity - Street Lights 30,000 Electricity - Rec Center 1,500 Water & Sewer 55,000 Telephone & Internet 3,000 Security Services 93,000 Pest Control 3,000 Janitorial Services 3,000 Capital Reserve Contribution 168,500 Non-Capital Reserve Contribution 41,479 Payroll Taxes - Employer 2,500 Fire Alarm Monitoring 1,200 Mud Funding Reimbursement (252,000) TOTAL EXPENSES 716,080	Signage Repair & Maintenance	5,000
Landscape Contract 115,000 Landscape Replace/Install 10,000 Force Mows 2,500 Tree Removal 5,000 Irrigation Repair & Maintenance 15,000 Force Mow - BTO (1,875) Electricity - Common Area 45,000 Electricity - Street Lights 30,000 Electricity - Rec Center 1,500 Water & Sewer 55,000 Telephone & Internet 3,000 Security Services 93,000 Pest Control 3,000 Janitorial Services 3,000 Capital Reserve Contribution 168,500 Non-Capital Reserve Contribution 41,479 Payroll Taxes - Employer 2,500 Fire Alarm Monitoring 1,200 Mud Funding Reimbursement (252,000) TOTAL EXPENSES 716,080	Tennis Court Repair/Maintenance	5,000
Landscape Replace/Install 10,000 Force Mows 2,500 Tree Removal 5,000 Irrigation Repair & Maintenance 15,000 Force Mow - BTO (1,875) Electricity - Common Area 45,000 Electricity - Street Lights 30,000 Electricity - Rec Center 1,500 Water & Sewer 55,000 Telephone & Internet 3,000 Security Services 93,000 Pest Control 3,000 Janitorial Services 3,000 Capital Reserve Contribution 168,500 Non-Capital Reserve Contribution 41,479 Payroll Taxes - Employer 2,500 Fire Alarm Monitoring 1,200 Mud Funding Reimbursement (252,000) TOTAL EXPENSES 716,080	Other Supplies/Repair & Maintenance	1,000
Force Mows 2,500 Tree Removal 5,000 Irrigation Repair & Maintenance 15,000 Force Mow - BTO (1,875) Electricity - Common Area 45,000 Electricity - Street Lights 30,000 Electricity - Rec Center 1,500 Water & Sewer 55,000 Telephone & Internet 3,000 Security Services 93,000 Pest Control 3,000 Janitorial Services 3,000 Capital Reserve Contribution 168,500 Non-Capital Reserve Contribution 41,479 Payroll Taxes - Employer 2,500 Fire Alarm Monitoring 1,200 Mud Funding Reimbursement (252,000) TOTAL EXPENSES 716,080	Landscape Contract	115,000
Tree Removal 5,000 Irrigation Repair & Maintenance 15,000 Force Mow - BTO (1,875) Electricity - Common Area 45,000 Electricity - Street Lights 30,000 Electricity - Rec Center 1,500 Water & Sewer 55,000 Telephone & Internet 3,000 Security Services 93,000 Pest Control 3,000 Janitorial Services 3,000 Capital Reserve Contribution 168,500 Non-Capital Reserve Contribution 41,479 Payroll Taxes - Employer 2,500 Fire Alarm Monitoring 1,200 Mud Funding Reimbursement (252,000) TOTAL EXPENSES 716,080	Landscape Replace/Install	10,000
Irrigation Repair & Maintenance 15,000 Force Mow - BTO (1,875) Electricity - Common Area 45,000 Electricity - Street Lights 30,000 Electricity - Rec Center 1,500 Water & Sewer 55,000 Telephone & Internet 3,000 Security Services 93,000 Pest Control 3,000 Janitorial Services 3,000 Capital Reserve Contribution 168,500 Non-Capital Reserve Contribution 41,479 Payroll Taxes - Employer 2,500 Fire Alarm Monitoring 1,200 Mud Funding Reimbursement (252,000) TOTAL EXPENSES 716,080	Force Mows	2,500
Force Mow - BTO (1,875) Electricity - Common Area 45,000 Electricity - Street Lights 30,000 Electricity - Rec Center 1,500 Water & Sewer 55,000 Telephone & Internet 3,000 Security Services 93,000 Pest Control 3,000 Janitorial Services 3,000 Capital Reserve Contribution 168,500 Non-Capital Reserve Contribution 41,479 Payroll Taxes - Employer 2,500 Fire Alarm Monitoring 1,200 Mud Funding Reimbursement (252,000) TOTAL EXPENSES 716,080	Tree Removal	5,000
Electricity - Common Area 45,000 Electricity - Street Lights 30,000 Electricity - Rec Center 1,500 Water & Sewer 55,000 Telephone & Internet 3,000 Security Services 93,000 Pest Control 3,000 Janitorial Services 3,000 Capital Reserve Contribution 168,500 Non-Capital Reserve Contribution 41,479 Payroll Taxes - Employer 2,500 Fire Alarm Monitoring 1,200 Mud Funding Reimbursement (252,000) TOTAL EXPENSES 716,080	Irrigation Repair & Maintenance	15,000
Electricity - Street Lights 30,000 Electricity - Rec Center 1,500 Water & Sewer 55,000 Telephone & Internet 3,000 Security Services 93,000 Pest Control 3,000 Janitorial Services 3,000 Capital Reserve Contribution 168,500 Non-Capital Reserve Contribution 41,479 Payroll Taxes - Employer 2,500 Fire Alarm Monitoring 1,200 Mud Funding Reimbursement (252,000) TOTAL EXPENSES 716,080	Force Mow - BTO	(1,875)
Electricity - Rec Center 1,500 Water & Sewer 55,000 Telephone & Internet 3,000 Security Services 93,000 Pest Control 3,000 Janitorial Services 3,000 Capital Reserve Contribution 168,500 Non-Capital Reserve Contribution 41,479 Payroll Taxes - Employer 2,500 Fire Alarm Monitoring 1,200 Mud Funding Reimbursement (252,000) TOTAL EXPENSES 716,080	Electricity - Common Area	45,000
Water & Sewer 55,000 Telephone & Internet 3,000 Security Services 93,000 Pest Control 3,000 Janitorial Services 3,000 Capital Reserve Contribution 168,500 Non-Capital Reserve Contribution 41,479 Payroll Taxes - Employer 2,500 Fire Alarm Monitoring 1,200 Mud Funding Reimbursement (252,000) TOTAL EXPENSES 716,080	Electricity - Street Lights	30,000
Telephone & Internet 3,000 Security Services 93,000 Pest Control 3,000 Janitorial Services 3,000 Capital Reserve Contribution 168,500 Non-Capital Reserve Contribution 41,479 Payroll Taxes - Employer 2,500 Fire Alarm Monitoring 1,200 Mud Funding Reimbursement (252,000) TOTAL EXPENSES 716,080	Electricity - Rec Center	1,500
Security Services93,000Pest Control3,000Janitorial Services3,000Capital Reserve Contribution168,500Non-Capital Reserve Contribution41,479Payroll Taxes - Employer2,500Fire Alarm Monitoring1,200Mud Funding Reimbursement(252,000)TOTAL EXPENSES716,080	Water & Sewer	55,000
Pest Control3,000Janitorial Services3,000Capital Reserve Contribution168,500Non-Capital Reserve Contribution41,479Payroll Taxes - Employer2,500Fire Alarm Monitoring1,200Mud Funding Reimbursement(252,000)TOTAL EXPENSES716,080	Telephone & Internet	3,000
Janitorial Services3,000Capital Reserve Contribution168,500Non-Capital Reserve Contribution41,479Payroll Taxes - Employer2,500Fire Alarm Monitoring1,200Mud Funding Reimbursement(252,000)TOTAL EXPENSES716,080	Security Services	93,000
Capital Reserve Contribution168,500Non-Capital Reserve Contribution41,479Payroll Taxes - Employer2,500Fire Alarm Monitoring1,200Mud Funding Reimbursement(252,000)TOTAL EXPENSES716,080	Pest Control	3,000
Non-Capital Reserve Contribution41,479Payroll Taxes - Employer2,500Fire Alarm Monitoring1,200Mud Funding Reimbursement(252,000)TOTAL EXPENSES716,080	Janitorial Services	3,000
Payroll Taxes - Employer2,500Fire Alarm Monitoring1,200Mud Funding Reimbursement(252,000)TOTAL EXPENSES716,080	Capital Reserve Contribution	168,500
Fire Alarm Monitoring1,200Mud Funding Reimbursement(252,000)TOTAL EXPENSES716,080	Non-Capital Reserve Contribution	41,479
Mud Funding Reimbursement(252,000)TOTAL EXPENSES716,080	Payroll Taxes - Employer	2,500
TOTAL EXPENSES 716,080		1,200
,		(252,000)
Surplus/(Deficit) -	TOTAL EXPENSES	716,080
	Surplus/(Deficit)	-