

Waterview Estates Owners Association, Inc.

2019 Approved Budget

Number of Lots		1171
Total Annual Assessment	\$	720,165.00
Annual Assessment per Lot per Year	\$	615.00

Projection 2019 Budget

/Year

2019

OPERATING INCOME

331000	Residential Current Year Assessments	\$	720,165.00
342000	Adopt a School Income	\$	3,564.00
499200	Adopt a School Transfer	\$	(3,564.00)
348000	Key Fob Income	\$	320.00
334000	Late & Finance Fees Income	\$	10,000.00
347000	Clubhouse Rental Income	\$	2,000.00
391000	Bank Interest - Operating	\$	240.00
392000	Misc. Income	\$	100.00
393000	Less Uncollected	\$	(60,000.00)
	TOTAL INCOME	\$	672,825.00

OPERATING EXPENSES

400000	Management Fees (\$3360/mo)	\$	40,320.00
401000	Administrative Expenses	\$	10,000.00
401500	Administrative Expenses (BTO)	\$	(8,000.00)
402000	Other Professional Services	\$	20,000.00
414000	Audit and Tax Services	\$	6,500.00
415000	Legal - Collections	\$	50,000.00
415500	Legal - Collections (BTO)	\$	(37,500.00)
416000	Legal - Corporate	\$	10,000.00
471000	Legal - DRV Enforcement	\$	5,000.00
417500	Legal - DRV Enforcement (BTO)	\$	(3,750.00)
425000	Bank Charges	\$	100.00
428000	Insurance - D&O	\$	4,186.00
428500	Insurance - Property	\$	20,000.00
429000	Insurance - Other Premiums	\$	5,470.00
431000	Meeting Expense	\$	4,000.00
431500	Printing & Copying	\$	3,500.00
432000	Office Supplies	\$	1,000.00
433000	Postage	\$	3,500.00
433500	Billing/Collections	\$	10,000.00
434000	Holiday Decorations	\$	20,000.00
435500	Community Events	\$	15,000.00
436000	Website	\$	2,000.00
441000	Newsletter	\$	8,000.00

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441500	Administrative Salary (\$2060/mo)	\$ 24,720.00
442000	Property Taxes	\$ 610.00
449000	Bad Debt Expense	\$ 10,000.00
451000	Pool Operation & Mgmt	\$ 58,710.00
452000	Pool Repairs	\$ 6,000.00
454000	Pool Supplies	\$ 1,000.00
455000	Pool Telephone	\$ 540.00
460000	General Repair & Maintenance	\$ 5,000.00
460100	Fire Alarm Monitoring	\$ 1,000.00
460500	Fence Repair & Maintenance	\$ 10,000.00
461000	Electrical Supplies/Rpr/Maint	\$ 5,000.00
461500	Janitorial Supplies/Maint	\$ 1,500.00
462000	Fountain/Pond/Lake Rpr/Maint	\$ 6,180.00
462100	Fountain/Pond/Lake Rpr/Maint (MUD)	\$ (6,180.00)
462500	Monument Repair/Maint	\$ 5,000.00
463000	Clubhouse Repair/Maint	\$ 5,000.00
463500	Common Area Repair/Maint	\$ 10,000.00
464000	Locks&Keys Repair/Maint	\$ 1,000.00
464250	Splash Pad Rpr/Maint	\$ 10,000.00
464500	Playground Repair/Maint	\$ 30,000.00
465000	Plumbing Supplies Rpr/Maint	\$ 1,000.00
466000	Powerwashing Services	\$ 1,000.00
466500	Rec Center Supplies Rpr/Maint	\$ 1,000.00
467000	Sidewalk & Concrete Rpt/Maint	\$ 2,500.00
467500	Signage Repair/Maint	\$ 2,500.00
468000	Tennis Court Rpr/Maint	\$ 2,500.00
468500	Other Supplies Rpr/Maint	\$ 1,000.00
469000	Self Help	\$ 1,000.00
469100	Self Help (BTO)	\$ (1,000.00)
470000	Landscape Operation & Mgmt	\$ 150,000.00
470100	Landscape Oper&Mgmt (MUD)	\$ (106,000.00)
471500	Landscape Replace/Install	\$ 35,000.00
472000	Force Mow	\$ 2,500.00
472100	Force Mow (BTO)	\$ (1,500.00)
472500	Tree Removal	\$ 2,500.00
473000	Irrigation Repair/Maint	\$ 20,000.00

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473100	Irrigation Repair/Maint (MUD)	\$ (12,000.00)
481000	Electricity - Common Area	\$ 5,000.00
481500	Electricity - Street Lights	\$ 65,000.00
481600	Electricity - Street Lights (MUD)	\$ (65,000.00)
482000	Electricity - Clubhouse	\$ 10,000.00
483000	Water & Sewer	\$ 40,000.00
484000	Telephone & Internet	\$ 3,000.00
485000	Security Services	\$ 94,770.00
486000	Security Services (MUD)	\$ (94,770.00)
487000	Pest Control	\$ 5,000.00
488000	Janitorial Services	\$ 2,400.00
492000	Personnel Payroll Taxes	\$ 2,500.00
499000	Capital Reserve Contribution	\$ 120,000.00
499100	Non-Capital Reserve Contribution	\$ 8,519.00
TOTAL EXPENSES		\$ 672,825.00
Surplus/(Deficit)		\$ -