Waterview Estates Owners Association, Inc.

2024 Budget

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

		Projection 2024 Budget /Year 2024	
	OPERATING INCOME		
6320	Current Year Assessment Income	$	720,165.00
6335	Annual MUD Contribution	$	442,000.00
6380	Adopt a School Income (61.50*10% turnover)	$	3,782.25
6340	Admin/Late/Finance Fee Income	$	5,000.00
6420	Clubhouse Rental Income	$	2,000.00
6430	Key Fob Income	$	490.00
6910	Operating & Savings Interest Income	$	25,000.00
6920	Misc. Income	$	100.00
	TOTAL INCOME	**$**	**1,198,537.25**
	OPERATING EXPENSES		
7010	Management Fees ($3360/mo)	$	40,320.00
7000	Administrative Expenses	$	1,000.00
7050	Clubhouse Office Staffing ($2060/mo)	$	24,720.00
7051	Clubhouse Office Overhead	$	500.00
7080	Adopt a School Transfer	$	3,782.25
7140	Audit and Tax Services (990 & audit)	$	6,500.00
7150	Other Professional Services	$	6,300.00
7161	Legal - Collections/DRV	$	2,500.00
7160	Legal - Corporate	$	10,000.00
7200	Billing/Collections	$	6,000.00
7250	Bank Charges	$	50.00
7260	Postage	$	5,000.00
7280	Insurance - Property	$	19,500.00
7281	Insurance - D&O	$	6,075.00
7282	Insurance - Other Premiums	$	4,100.00
7282	Insurance - General Liability	$	4,100.00
7320	Office Supplies	$	600.00
7360	Community Events	$	17,500.00
7375	Meeting Expense	$	3,500.00
7380	Website	$	2,500.00
7390	Holiday Decorations	$	17,500.00
7400	Printing & Copying	$	-
7410	Newsletter	$	5,000.00
7420	Property Taxes	$	1,000.00
7990	Bad Debt/Allowance for Doubtful Acct	$	-
8210	Pool Operation & Mgmt	$	73,000.00
8220	Pool Repairs	$	6,000.00
8240	Pool Supplies	$	1,000.00

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8250	Pool Telephone	$	540.00
8300	Clubhouse Repair/Maint	$	5,000.00
8400	Tennis Court Rpr/Maint	$	2,500.00
8910	Electricity - Clubhouse	$	70,000.00
8915	Electricity - Common Area	$	-
8920	Electricity - Street Lights	$	-
8930	Water & Sewer	$	65,000.00
8990	Telephone & Internet	$	3,000.00
9010	Fire Alarm Monitoring	$	500.00
9020	Common Area Repair/Maint	$	10,000.00
9030	Playground Repair/Maint	$	10,000.00
9040	Fence Repair & Maintenance	$	5,000.00
9090	Locks&Keys Repair/Maint	$	1,000.00
9110	General Repair & Maintenance	$	2,500.00
9120	Splash Pad Rpr/Maint	$	10,000.00
9180	Plumbing Supplies Rpr/Maint	$	500.00
9140	Powerwashing Services	$	1,500.00
9150	Rec Center Supplies Rpr/Maint	$	500.00
9160	Sidewalk & Concrete Rpt/Maint	$	200,000.00
9190	Electrical Supplies/Rpr/Maint	$	500.00
9200	Janitorial Supplies/Maint	$	300.00
9201	Janitorial Services	$	1,600.00
9220	Monument Repair/Maint	$	1,000.00
9260	Signage Repair/Maint	$	100.00
9580	Other Supplies Rpr/Maint	$	200.00
9610	Landscape Operation & Mgmt	$	220,000.00
9615	Landscape Replace/Install	$	50,000.00
9620	Irrigation Repair/Maint	$	40,000.00
9640	Lake Operation & Maintenance	$	30,000.00
9650	Security Services	$	132,000.00
9660	Tree Removal	$	2,500.00
9750	Pest Control	$	5,000.00
	Capital Reserve Contribution (per Reserve Study)	$	88,200.00
	Increase Operating Fund (6 months of exp + mud)	$	-
	TOTAL EXPENSES	**$**	**1,226,987.25**
	Surplus/(Deficit)	$	(28,450.00)