

South Preserve I at Waterside Village Association, Inc.  
2022 Budget

	2022 Budget	Quarterly Per Unit
<b>INCOME:</b>		
Maintenance Fee Income	128,631	\$1,005
Reserve Income	5,743	\$45
Interest Income		
Prev Year Surplus	15,000	
<b>Total Income</b>	149,374	\$1,050
 <b>EXPENSES:</b>		
Master Association Fees	23,040	
Management Fees	8,196	
Insurance Package	25,000	
Accounting/Taxes	300	
Legal Fees	6,000	
Division/Corporation Fees	190	
Administrative Fees	600	
Contingency	1,750	
Lawn Care Contract	15,105	
Irrigation Maint/Repair	1,000	
Grounds - Other	5,000	
Water/Sewer	15,550	
Electric	900	
Cable	22,500	
Unit Pest Control	2,100	
General Maintenance	13,400	
Fire Alarm Maintenance/Repair	3,000	
<b>Sub Total Operating</b>	143,631	
Reserves	5,743	
<b>TOTAL EXPENSES</b>	149,374	
 Net	 0	

South Preserve I at Waterside Village Association, Inc.  
Reserve Schedule  
January 1 - December 31, 2022

ITEM	ESTIMATED LIFE	REPLACEMENT COST	REMAINING LIFE	ESTIMATED 12/31/2021	ADDITIONAL REQUIRED	ANNUAL REQUIRED	PER QTR	PER UNIT
PAINT	10	30,000	1	30,000	0	0	0	0
ROOF	13	130,150	1	130,150	0	0	0	0
CONCRETE	40	55,125	23	18,665	36,460	1,585	396	12
STAIRS	12	47,000	7	17,893	29,107	4,158	1,040	32
UNDESIGNATED				1,367				
TOTAL		262,275		198,075	65,567	5,743	1,436	45

Per unit per quarter	45
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NOTES:

The above calculations have been made from figures gathered over a wide variety of sources and included a number of assumptions that

Useful lives and replacement cost figures are always subject to a wide difference of opinion. However, those chosen herein are believed to

Stair Replacement: 414-203/204 & 205/206: Completed 2014 by Dale Freeman \$3,375 per case-\$6,750 total

Stair Replacement: 414 201/202 & 3 sets 416: completed 2017 by Sundance Properties \$4800 per case - \$19,200 total

Stair Replacement: