

South Preserve I at Waterside Village Association, Inc.
Approved Budget
January 1, 2024 - December 31, 2024

	2023 Approved Budget	2024 Approved Budget
INCOME		
5010 · Maintenance Fee Income	128,631	153,328
5015 · Reserve Income	5,743	14,480
5025 · Operating Interest	0	0
5035 · Other Income	0	0
TOTAL INCOME	134,374	167,808
EXPENSE		
ADMINISTRATIVE		
7110 · Master Association Fees	23,040	28,160
7115 · Management Fees	8,196	9,300
7120 · Insurance Package	25,000	36,000
7125 · Accounting / Taxes	300	300
7130 · Legal Fees	6,000	1,000
7135 · Division / Corporation Fees	190	214
7140 · Administrative Fees	600	1,000
7145 · Miscellaneous	1,750	0
TOTAL ADMINISTRATIVE	65,076	75,974
GROUNDS		
7210 · Lawn Care Contract	15,105	16,000
7215 · Irrigation Maint. / Repair	1,000	500
7220 · Grounds - Other	5,000	3,041
TOTAL GROUNDS	21,105	19,541
UTILITIES/PEST CONTROL		
7310 · Water / Sewer	15,550	17,374
7315 · Electric	900	1,299
7320 · Cable	22,500	25,440
7325 · Unit Pest Control	2,100	2,100
TOTAL UTILITIES/PEST CONTROL	41,050	46,213
MAINTENANCE		
7410 · General Maintenance	13,400	10,000
7420 · Fire Alarm Maint. / Repair	3,000	1,600
7430 · Storm Clean up / Repairs	0	0
TOTAL MAINTENANCE	16,400	11,600
TRANSFER TO RESERVES		
9010 · Transfer to Reserves	5,743	14,480
TOTAL TRANSFER TO RESERVES	5,743	14,480
TOTAL EXPENSES	149,374	167,808

QUARTERLY ASSESSMENT	2023	2024
MAINTENANCE	\$ 1,004.93	\$ 1,197.88
RESERVES	\$ 44.87	\$ 113.12
TOTAL	\$ 1,049.80	\$ 1,311.00

Total Units 32
Times Paid Per Year 4

South Preserve I at Waterside Village Association, Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2024 - December 31, 2024
DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2023	ASSESSMENTS COLLECTED 2023	ESTIMATED EXPENDITURES 2023	TRANSFERS 2023	ESTIMATED BALANCE 12/31/2023	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3510	Paint	10	2	35,000	29,999	0	0	0	29,999	5,001	2,501	19.54
3515	Roofing	20	20	200,000	20,249	1,585	0	0	21,834	178,166	8,908	69.60
3520	Concrete	40	20	25,000	22,172	0	0	0	22,172	2,828	141	1.10
3525	Stairs	10	3	35,000	22,053	4,158	0	0	26,211	8,789	2,930	22.89
3530	Undesignated	1	1	928	928	0	0	0	928	0	0	0.00
3560	Reserve Interest				459	0	0	1,360	1,819	0	0	0.00
				295,928	95,861	5,743	0	1,360	102,963	194,783	14,480	113.12