

South Preserve I at Waterside Village Association, Inc.
Approved Budget
January 1, 2025 - December 31, 2025

	2024 Approved Budget	2025 Approved Budget
INCOME		
5010 · Maintenance Fee Income	153,328	158,120
5015 · Reserve Income	14,480	20,440
5025 · Operating Interest	0	0
TOTAL INCOME	167,808	178,560
EXPENSE		
ADMINISTRATIVE		
7110 · Master Association Fees	28,160	28,160
7115 · Management Fees	9,300	9,600
7120 · Insurance Package	36,000	36,000
7125 · Accounting / Taxes	300	300
7130 · Legal Fees	1,000	1,000
7135 · Division / Corporation Fees	214	250
7140 · Administrative Fees	1,000	2,000
TOTAL ADMINISTRATIVE	75,974	77,310
GROUNDS		
7210 · Lawn Care Contract	16,000	16,000
7215 · Irrigation Maint. / Repair	500	2,892
7220 · Grounds - Other	3,041	3,000
TOTAL GROUNDS	19,541	21,892
UTILITIES/PEST CONTROL		
7310 · Water / Sewer	17,374	20,000
7315 · Electric	1,299	1,250
7320 · Cable	25,440	29,568
7325 · Unit Pest Control	2,100	2,300
TOTAL UTILITIES/PEST CONTROL	46,213	53,118
MAINTENANCE		
7410 · General Maintenance	10,000	2,800
7420 · Fire Alarm Maint. / Repair	1,600	3,000
TOTAL MAINTENANCE	11,600	5,800
OTHER		
9010 · Transfer to Reserves	14,480	20,440
TOTAL OTHER	14,480	20,440
TOTAL EXPENSES	167,808	178,560

QUARTERLY ASSESSMENT	2024	2025
MAINTENANCE	\$ 1,197.88	\$ 1,235.31
RESERVES	\$ 113.12	\$ 159.69
TOTAL	\$ 1,311.00	\$ 1,395.00

Total Units 32
Times Paid Per Year 4

South Preserve I at Waterside Village Association, Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2025 - December 31, 2025
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 1/1/2024	ASSESSMENTS COLLECTED 2024	ESTIMATED EXPENDITURES 2024	ESTIMATED TRANSFERS 2024	ESTIMATED BALANCE 12/31/2024	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3510	Paint	10	5	50,000	29,999	2,501	0	0	32,500	17,500	3,500	27.34
3515	Roofing	25	23	200,000	21,834	8,908	0	0	30,742	169,258	7,359	57.49
3520	Concrete	40	19	10,000	22,172	141	0	0	22,313	-12,313	-648	-5.06
3525	Stairs	10	2	50,000	26,211	2,930	3,775	4,175	29,541	20,459	10,229	79.92
3530	Undesignated	1	1	928	928	0	0	0	928	0	0	0.00
3560	Reserve Interest				2,430	1,745	0	-4,175	0	0	0	0.00
				310,928	103,575	16,225	3,775	0	116,025	194,903	20,440	159.69