

**South Preserve I at Waterside Village Association, Inc.**  
**Approved Budget**  
**January 1, 2026 - December 31, 2026**

	2025 Approved Budget	2026 Approved Budget
<b>INCOME</b>		
5010 · Maintenance Fee Income	158,120	163,196
5015 · Reserve Income	20,440	23,044
5025 · Operating Income	0	0
5035 · Other Income	0	0
<b>TOTAL INCOME</b>	<b>178,560</b>	<b>186,240</b>
<b>EXPENSE</b>		
<b>ADMINISTRATIVE</b>		
7110 · Master Association Fees	28,160	29,568
7115 · Management Fees	9,600	10,080
7120 · Insurance Package	36,000	33,500
7125 · Accounting / Taxes	300	750
7130 · Legal Fees	1,000	500
7135 · Division / Corporation Fees	250	300
7140 · Administrative Fees	2,000	2,000
<b>TOTAL ADMINISTRATIVE</b>	<b>77,310</b>	<b>76,698</b>
<b>GROUNDS</b>		
7210 · Lawn Care Contract	16,000	14,958
7215 · Irrigation Maint. / Repair	2,892	3,000
7220 · Grounds - Other	3,000	4,000
<b>TOTAL GROUNDS</b>	<b>21,892</b>	<b>21,958</b>
<b>UTILITIES/PEST CONTROL</b>		
7310 · Water / Sewer	20,000	19,990
7315 · Electric	1,250	1,245
7320 · TV & Internet	29,568	29,750
7325 · Unit Pest Control	2,300	2,100
<b>TOTAL UTILITIES/PEST CONTROL</b>	<b>53,118</b>	<b>53,085</b>
<b>MAINTENANCE</b>		
7410 · General Maintenance	2,800	8,455
7420 · Fire Alarm Maint. / Repair	3,000	3,000
<b>TOTAL MAINTENANCE</b>	<b>5,800</b>	<b>11,455</b>
<b>OTHER</b>		
9010 · Transfer to Reserves	20,440	23,044
<b>TOTAL OTHER</b>	<b>20,440</b>	<b>23,044</b>
<b>TOTAL EXPENSES</b>	<b>178,560</b>	<b>186,240</b>

QUARTERLY ASSESSMENT	2025	2026
MAINTENANCE	\$ 1,235.31	\$ 1,274.97
RESERVES	\$ 159.69	\$ 180.03
<b>TOTAL</b>	<b>\$ 1,395.00</b>	<b>\$ 1,455.00</b>

Total Units            32  
Times Paid Per Year    4

**South Preserve I at Waterside Village Association, Inc.**  
**APPROVED BUDGET FOR THE PERIOD**  
**January 1, 2026 - December 31, 2026**  
**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 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3510	Painting	10	3	50,000	32,500	3,500	0	0	36,000	14,000	4,667	36.46
3515	Roofs	25	22	200,000	22,313	-648	0	0	21,665	178,335	8,106	63.33
3520	Concrete	20	20	10,000	30,742	7,359	0	-28,101	10,000	0	0	0.00
3525	Stairs	10	1	80,000	25,366	10,229	0	34,134	69,729	10,271	10,271	80.24
3530	Undesignated	1	1	928	928	0	0	0	928	0	0	0.00
3560	Reserve Interest				6,033	4,432	0	-6,033	4,432	0	0	0.00
				340,928	117,882	24,872	0	0	142,755	202,606	23,044	180.03