

Villas I at Waterside Village Association, Inc.
2020 Budget

	2020 Quarterly	
	Proposed	Per Unit
Income		
06310 Maintenance Fee Income	155,308	1,142
06315 Reserve Income	24,894	183
06910 Interest Income		
06930 Prev Year Surplus	30,000	
Subtotal Income	210,202	1,325
EXPENSES		
07010 Master Association Fees	22,440	
07015 Management Fees	8,724	
07020 Insurance Package	20,000	
07030 Accounting/Professional Fees	350	
07035 Legal Fees	2,000	
07041 Division/Corporation Fees	197	
07050 Administrative Fees	800	
07065 Miscellaneous	17,500	
08210 Lawn Care Contract	45,957	
08220 Irrigation Maint/Repair	1,500	
08290 Grounds - Other	27,000	
08650 Cable	17,240	
08655 Unit Pest Control	2,600	
08710 Building Maintenance	14,000	
08988 Capital Maintenance	5,000	
Sub Total Operating	185,308	
Reserves	24,894	
TOTAL EXPENSES	210,202	
Net Income	0	

Villas I at Waterside Village Association, Inc.
 2020 Reserve Calculation
 For the Period January 1 - December 31, 2020
 Based on 34 Units

ITEM	ESTIMATED LIFE	REPLACE COST	REMAINING LIFE	ESTIMATED 12/31/2019	ADDITIONAL REQUIRED	ANNUAL REQUIRED	QUARTERLY CONTRIBUTION
PAINT (\$1575 in 2017)							
7 301-313 (\$1600)	9	11,550	3	6,781	4,769	1,590	397
7 315-327	9	11,550	3	5,222	6,328	2,109	527
7 329-337, 300-302	9	11,550	5	3,110	8,440	1,688	422
7 304-316 (\$1500)	9	11,550	6	2,778	8,772	1,462	366
6 318-328 (\$1550)	9	11,550	7	9,717	1,833	262	65
Total Paint		57,750		27,608	30,142	7,111	1,778

PAVEMENT	50	63,100	18	1,917	61,183	3,399	850
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ROOF (38SQ @\$300)							
7 301-313	26	63,000	21	5,499	57,501	2,738	685
7 315-327	26	63,000	22	5,259	57,741	2,625	656
7 329-337, 300-302	26	63,000	23	5,040	57,960	2,520	630
7 304-316	26	63,000	24	4,837	58,163	2,423	606
6 318-328	26	54,000	24	4,130	49,870	2,078	519
Total Roof		306,000		24,765	281,235	12,384	3,096

TREE REMOVAL	1	30,000		28,000	2,000	2,000	500
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TOTAL RESERVE ALLOCATION				82,290	374,560	24,894	6,223
					Quarterly Per Unit		183

Note:

The above calculations have been made from figures gathered over a wide variety of sources and included a number of assumptions that were deemed by the board to be adequate to meet the requirements of the State of Florida.

Useful lives and replacement cost figures are always subject to a wide difference of opinion. However, those chosen herein are believed to be a representative average as necessary to derive reserve allowances, which can and should be adjusted each year to reflect changing costs and economic circumstances.