

Villas I at Waterside Village Association, Inc.
2021 Budget

	2021 Quarterly Budget Per Unit	
Income		
06310 Maintenance Fee Income	152,552	\$1,122
06315 Reserve Income	27,692	\$204
06910 Interest Income	0	
06930 Prev Year Surplus	35,000	
<u>Subtotal Income</u>	<u>215,244</u>	<u>\$1,325</u>
EXPENSES		
07010 Master Association Fees	22,440	
07015 Management Fees	8,724	
07020 Insurance Package	22,000	
07030 Accounting/Professional Fees	350	
07035 Legal Fees	2,000	
07041 Division/Corporation Fees	197	
07050 Administrative Fees	800	
07065 Miscellaneous	16,650	
08210 Lawn Care Contract	47,336	
08220 Irrigation Maint/Repair	2,500	
08290 Grounds - Other	25,000	
08650 Cable	17,955	
08655 Unit Pest Control	2,600	
08710 Building Maintenance	14,000	
08988 Capital Maintenance	5,000	
<u>Sub Total Operating</u>	<u>187,552</u>	
Reserves	27,692	
TOTAL EXPENSES	215,244	
Net Income	0	

Villas I at Waterside Village Association, Inc.
 2021 Reserve Calculation
 For the Period January 1 - December 31, 2021
 Based on 34 Units

ITEM	ESTIMATED LIFE	REPLACE COST	REMAINING LIFE	ESTIMATED 12/31/2020	ADDITIONAL REQUIRED	ANNUAL REQUIRED	QUARTERLY CONTRIBUTION
PAINT (\$1575 in 2017)							
7 301-313 (\$1600)	9	11,550	2	8,371	3,179	1,590	397
7 315-327	9	11,550	2	7,331	4,219	2,110	527
7 329-337, 300-302	9	11,550	4	4,798	6,752	1,688	422
7 304-316 (\$1500)	9	11,550	5	4,240	7,310	1,462	366
6 318-328 (\$1550)	9	11,550	6	9,979	1,571	262	65
Total Paint		57,750		34,719	23,031	7,111	1,778

PAVEMENT	50	63,100	17	5,317	57,783	3,399	850
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ROOF (38SQ @\$300)							
7 301-313	26	63,000	20	8,237	54,763	2,738	685
7 315-327	26	63,000	21	7,884	55,116	2,625	656
7 329-337, 300-302	26	63,000	22	7,560	55,440	2,520	630
7 304-316	26	63,000	23	7,260	55,740	2,423	606
6 318-328	26	54,000	23	6,206	47,794	2,078	519
Total Roof		306,000		37,147	268,853	12,384	3,096

TREE REMOVAL	31,000	26,202	1	4,798	4,798	519
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TOTAL RESERVE ALLOCATION	103,385	354,465	27,692	6,242
	Quarterly Per Unit	204		

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.