

Villas I at Waterside Village Association, Inc.
2022 Budget

	2021 Budget	Total 2021 Estimated	2022 Proposed	Quarterly Per Unit
Income				
06310 Maintenance Fee Income	152,552	152,508	155,747	\$1,145
06315 Reserve Income	27,692	27,692	24,425	\$180
06910 Interest Income	0	4		
06930 Prev Year Surplus	35,000	52,102	35,000	
Subtotal Income	215,244	232,306	215,172	\$ 1,325
EXPENSES				
07010 Master Association Fees	22,440	22,440	24,480	
07015 Management Fees	8,724	8,724	8,760	
07020 Insurance Package	22,000	24,295	27,230	
07030 Accounting/Professional Fees	350	165	300	
07035 Legal Fees	2,000	0	1,000	
07041 Division/Corporation Fees	197	197	197	
07050 Administrative Fees	800	704	700	
07065 Miscellaneous	16,650	12,285	15,800	
08210 Lawn Care Contract	47,336	46,874	48,285	
08220 Irrigation Maint/Repair	2,500	1,321	2,500	
08290 Grounds - Other	25,000	23,304	25,000	
08650 Cable	17,955	17,614	18,495	
08655 Unit Pest Control	2,600	3,000	3,000	
08710 Building Maintenance	14,000	5,786	10,000	
08988 Capital Maintenance	5,000	0	5,000	
Sub Total Operating	187,552	166,709	190,747	
Reserves	27,692	27,696	24,425	
TOTAL EXPENSES	215,244	194,405	215,172	
Net Income	0	37,901	0	

Villas I at Waterside Village Association, Inc.
 2022 Reserve Calculation
 For the Period January 1 - December 31, 2022
 Based on 34 Units

ITEM	ESTIMATED LIFE	REPLACE COST	REMAINING LIFE	ESTIMATED 12/31/2021	ADDITIONAL REQUIRED	ANNUAL REQUIRED	QUARTERLY CONTRIBUTION
PAINT (\$1575 in 2017)							
7 301-313 (\$1600)	9	12,000	1	10,061	1,939	1,939	485
7 315-327	9	12,000	1	9,441	2,559	2,559	640
7 329-337, 300-302	9	12,500	3	6,706	5,794	1,931	483
7 304-316 (\$1500)	9	12,600	4	5,753	6,847	1,712	428
6 318-328 (\$1550)	9	12,600	5	10,241	2,359	472	118
Total Paint		61,700		42,202	19,498	8,613	2,153

PAVEMENT	50	63,100	16	7,924	55,176	3,449	862
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ROOF (38SQ @\$300)							
7 301-313	26	63,000	19	11,372	51,628	2,717	679
7 315-327	26	63,000	20	10,509	52,491	2,625	656
7 329-337,300-302	26	63,000	21	10,080	52,920	2,520	630
7 304-328	26	117,000	22	17,967	99,033	4,502	1,125
Total Roof		306,000		49,928	256,072	12,363	3,091

TREE REMOVAL	31,000	1	31,282	0	0	0
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TOTAL RESERVE ALLOCATION	131,336	330,746	24,425	6,106
	Quarterly Per Unit	180		

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.