

Villas I at Waterside Village Association, Inc.
Approved Budget
January 1, 2023 - December 31, 2023

	2022 Approved Budget	2023 Approved Budget
INCOME		
5010 · Maintenance Fee Income	155,747	163,730
5015 · Reserve Income	24,424	23,270
5020 · Operating Interest	0	0
5025 · Previous Year Surplus	35,000	3,000
TOTAL INCOME	215,171	190,000
EXPENSE		
ADMINISTRATIVE		
7105 · Master Association Fees	24,480	25,920
7110 · Management Fees	8,760	9,000
7115 · Insurance Package	27,230	32,000
7120 · Accounting / Professional Fees	300	250
7125 · Legal Fees	1,000	500
7130 · Division / Corporation Fees	197	222
7135 · Administrative Fees	700	1,000
7140 · Miscellaneous	15,800	0
TOTAL ADMINISTRATIVE	78,467	68,892
GROUND		
7205 · Lawn Care Contract	48,285	49,248
7210 · Irrigation Maint. / Repair	2,500	2,000
7215 · Grounds - Other	25,000	9,805
TOTAL GROUND	75,785	61,053
UTILITIES / PEST CONTROL		
7305 · Cable	18,495	18,685
7310 · Unit Pest Control	3,000	3,000
TOTAL UTILITIES / PEST CONTROL	21,495	21,685
MAINTENANCE		
7405 · Building Maintenance	10,000	15,100
7410 · Capital Maintenance	5,000	0
TOTAL MAINTENANCE	15,000	15,100
TRANSFER TO RESERVES		
9910 · Transfer to Reserves	24,424	23,270
TOTAL TRANSFER TO RESERVES	24,424	23,270
TOTAL EXPENSES	215,171	190,000

QUARTERLY ASSESSMENT	2022	2023
MAINTENANCE	\$ 1,145.20	\$ 1,203.90
RESERVES	\$ 179.59	\$ 171.10
TOTAL	\$ 1,324.79	\$ 1,375.00

Total Units 34
Times Paid Per Year 4

Villas I at Waterside Village Association, Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2023 - December 31, 2023
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 1/1/2022	ASSESSMENTS COLLECTED 2022	ESTIMATED EXPENDITURES 2022	ESTIMATED TRANSFERS 2022	ESTIMATED BALANCE 12/31/2022	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3505 Building Painting												
	Building 301-313	9	1	13,700	10,061	1,939	0	0	12,000	1,700	1,700	12.50
	Building 315-327	9	1	13,700	9,441	2,559	0	0	12,000	1,700	1,700	12.50
	Building 329-337, 300-302	9	2	12,500	6,706	1,931	0	0	8,637	3,863	1,932	14.20
	Building 304-316	9	3	12,600	5,753	1,712	0	0	7,465	5,135	1,712	12.59
	Building 318-328	9	4	12,600	10,241	472	0	0	10,713	1,887	472	3.47
3505	Building Paint Totals			65,100	42,202	8,613	0	0	50,815	14,285	7,515	55.26
3510	Pavement/Roads	50	15	63,100	8,774	3,448	0	0	12,222	50,878	3,392	24.94
3515 Building Roofs												
	Building 301-313	26	18	63,000	11,372	2,716	0	0	14,088	48,912	2,717	19.98
	Building 315-327	26	19	63,000	10,509	2,625	0	0	13,134	49,866	2,625	19.30
	Building 329-337, 300-302	26	20	63,000	10,080	2,520	0	0	12,600	50,400	2,520	18.53
	Building 304-328	26	21	117,000	17,967	4,502	0	0	22,469	94,531	4,501	33.10
3515	Building Roof Totals			306,000	49,928	12,363	0	0	62,291	243,709	12,363	90.91
3525	Tree Removal/Replace	1	1	31,282	31,282	0	0	0	31,282	0	0	0.00
				465,482	132,186	24,424	0	0	156,610	308,872	23,270	171.10

- Note 1:
- Note 2:
- Note 3:
- Note 4: