

**Villas I at Waterside Village Association, Inc.**  
**Approved Budget**  
**January 1, 2024 - December 31, 2024**

	2023 Approved Budget	2024 Approved Budget
<b>INCOME</b>		
5010 · Maintenance Fee Income	163,730	196,095
5015 · Reserve Income	23,270	16,065
5020 · Operating Interest	0	0
5025 · Previous Year Surplus	3,000	3,000
<b>TOTAL INCOME</b>	<b>190,000</b>	<b>215,160</b>
<b>EXPENSE</b>		
<b>ADMINISTRATIVE</b>		
7105 · Master Association Fees	25,920	29,920
7110 · Management Fees	9,000	9,300
7115 · Insurance Package	32,000	42,565
7120 · Accounting / Professional Fees	250	300
7125 · Legal Fees	500	500
7130 · Division / Corporation Fees	222	222
7135 · Administrative Fees	1,000	1,500
<b>TOTAL ADMINISTRATIVE</b>	<b>68,892</b>	<b>84,307</b>
<b>GROUNDS</b>		
7205 · Lawn Care Contract	49,248	49,743
7210 · Irrigation Maint. / Repair	2,000	500
7215 · Grounds - Other	9,805	27,045
<b>TOTAL GROUNDS</b>	<b>61,053</b>	<b>77,288</b>
<b>UTILITIES / PEST CONTROL</b>		
7305 · Cable	18,685	19,400
NEW · Termite Control	0	1,500
7310 · Unit Pest Control	3,000	1,500
<b>TOTAL UTILITIES / PEST CONTROL</b>	<b>21,685</b>	<b>22,400</b>
<b>MAINTENANCE</b>		
7405 · Common Maintenance	15,100	15,100
<b>TOTAL MAINTENANCE</b>	<b>15,100</b>	<b>15,100</b>
<b>OTHER</b>		
7510 · Storm Clean Up	0	0
<b>TOTAL OTHER</b>	<b>0</b>	<b>0</b>
<b>TRANSFER TO RESERVES</b>		
9910 · Transfer to Reserves	23,270	16,065
<b>TOTAL TRANSFER TO RESERVES</b>	<b>23,270</b>	<b>16,065</b>
<b>TOTAL EXPENSES</b>	<b>190,000</b>	<b>215,160</b>

QUARTERLY ASSESSMENT	2023	2024
MAINTENANCE	\$ 1,203.90	\$ 1,441.88
RESERVES	\$ 171.10	\$ 118.12
<b>TOTAL</b>	<b>\$ 1,375.00</b>	<b>\$ 1,560.00</b>

Total Units            34  
Times Paid Per Year    4

**Villas I at Waterside Village Association, Inc.**  
**APPROVED BUDGET FOR THE PERIOD**  
**January 1, 2024 - December 31, 2024**  
**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 1/1/2023	ASSESSMENTS COLLECTED 2023	ESTIMATED EXPENDITURES 2023	TRANSFERS 2023	ESTIMATED BALANCE 12/31/2023	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3505	Paint	10	9	95,000	50,815	7,515	92,455	0	-34,125	129,125	14,347	105.49
3510	Pavement/Roads	50	14	50,000	12,222	3,392	0	0	15,614	34,386	2,456	18.06
3515	Building Roof	26	17	306,000	62,292	12,363	0	0	74,655	231,345	13,609	100.06
3520	Capital Improvements	1	1	16,935	31,282	0	0	0	31,282	-14,347	-14,347	-105.49
3525	Interest				41	1,072	0	0	1,113	0	0	0.00
<b>TOTAL</b>				<b>467,935</b>	<b>156,651</b>	<b>24,342</b>	<b>92,455</b>	<b>0</b>	<b>88,538</b>	<b>380,509</b>	<b>16,065</b>	<b>118.12</b>

- Note 1: Exterior painting of buildings and front lanai railings completed March, 2023
- Note 2: RENAME ACCOUNT 3520 to CAPITAL IMPROVEMENTS
- Note 3: MOVE \$14347 from 3520 to 3505 to fund the 2024 annual reserve required as per the schedule
- Note 4: Add \$14,347 to Operating account item 7215