

Villas I at Waterside Village Association, Inc.
Approved Budget
January 1, 2025 - December 31, 2025

	2024 Approved Budget	2025 Approved Budget
INCOME		
5010 · Maintenance Fee Income	196,095	192,452
5015 · Reserve Income	16,065	19,708
5020 · Operating Interest	0	0
5025 · Previous Year Surplus	3,000	0
TOTAL INCOME	215,160	212,160
EXPENSE		
ADMINISTRATIVE		
7105 · Master Association Fees	29,920	29,920
7110 · Management Fees	9,300	9,300
7115 · Insurance Package	42,565	49,105
7120 · Accounting / Professional Fees	300	300
7125 · Legal Fees	500	360
7130 · Division / Corporation Fees	222	200
7135 · Administrative Fees	1,500	2,400
TOTAL ADMINISTRATIVE	84,307	91,585
GROUNDS		
7205 · Lawn Care Contract	49,743	49,687
7210 · Irrigation Maint. / Repair	500	5,000
7215 · Grounds - Other	27,045	12,000
TOTAL GROUNDS	77,288	66,687
UTILITIES / PEST CONTROL		
7305 · Cable	19,400	26,180
7310 · Unit Pest Control	1,500	1,500
7315 · Termite Control	1,500	1,500
TOTAL UTILITIES / PEST CONTROL	22,400	29,180
REPAIRS & MAINTENANCE		
7405 · Common Maintenance	15,100	5,000
TOTAL REPAIRS & MAINTENANCE	15,100	5,000
OTHER		
9910 · Transfer to Reserves	16,065	19,708
TOTAL OTHER	16,065	19,708
TOTAL EXPENSES	215,160	212,160

QUARTERLY ASSESSMENT	2024	2025
MAINTENANCE	\$ 1,441.88	\$ 1,415.09
RESERVES	\$ 118.12	\$ 144.91
TOTAL	\$ 1,560.00	\$ 1,560.00

Total Units 34
Times Paid Per Year 4

Villas I at Waterside Village Association, Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2025 - December 31, 2025
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 1/1/2024	ASSESSMENTS COLLECTED 2024	ESTIMATED EXPENDITURES 2024	ESTIMATED TRANSFERS 2024	ESTIMATED BALANCE 12/31/2024	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3505	Paint	10	9	92,000	1,879	14,347	0	14,347	30,573	61,427	6,825	50.19
3510	Pavement/Roads	50	15	25,000	15,614	2,456	14,055	0	4,015	20,985	1,399	10.29
3515	Building Roof	25	16	272,000	74,655	13,609	0	0	88,264	183,736	11,484	84.44
3520	Capital Improvements	1	1	2,588	31,282	-14,347	0	-14,347	2,588	0	0	0.00
3525	Interest				1,650	1,583	0	0	3,232	0	0	0.00
TOTAL				391,588	125,079	17,648	14,055	0	128,672	266,148	19,708	144.91

- 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