

**Villas I at Waterside Village Association, Inc.**  
**Approved Budget**  
**January 1, 2026 - December 31, 2026**

	2025 Approved Budget	2026 Approved Budget
<b>INCOME</b>		
5010 · Maintenance Fee Income	192,452	221,121
5015 · Reserve Income	19,708	25,039
5020 · Operating Interest	0	0
5030 · Late Charge Interest	0	0
<b>TOTAL INCOME</b>	<b>212,160</b>	<b>246,160</b>
<b>EXPENSE</b>		
<b>ADMINISTRATIVE</b>		
7105 · Master Association Fees	29,920	31,260
7110 · Management Fees	9,300	9,540
7115 · Insurance Package	49,105	45,591
7120 · Accounting / Professional Fees	300	300
7125 · Legal Fees	360	500
7130 · Division / Corporation Fees	200	500
7135 · Administrative Fees	2,400	2,400
<b>TOTAL ADMINISTRATIVE</b>	<b>91,585</b>	<b>90,091</b>
<b>GROUNDS</b>		
7205 · Lawn Care Contract	49,687	49,850
7210 · Irrigation Maint. / Repair	5,000	10,000
7215 · Grounds - Other	12,000	20,000
<b>TOTAL GROUNDS</b>	<b>66,687</b>	<b>79,850</b>
<b>UTILITIES / PEST CONTROL</b>		
7305 · TV & Internet	26,180	32,640
7310 · Unit Pest Control	1,500	1,700
7315 · Termite Control	1,500	0
<b>TOTAL UTILITIES / PEST CONTROL</b>	<b>29,180</b>	<b>34,340</b>
<b>REPAIRS &amp; MAINTENANCE</b>		
7405 · Common Maintenance	5,000	6,840
<b>NEW</b> 7410 · Contingency	0	10,000
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>5,000</b>	<b>16,840</b>
<b>OTHER</b>		
7510 - Hurricane Clean Up	0	0
9910 · Transfer to Reserves	19,708	25,039
<b>TOTAL OTHER</b>	<b>19,708</b>	<b>25,039</b>
<b>TOTAL EXPENSES</b>	<b>212,160</b>	<b>246,160</b>

QUARTERLY ASSESSMENT	2025	2026
MAINTENANCE	\$ 1,415.09	\$ 1,625.89
RESERVES	\$ 144.91	\$ 184.11
<b>TOTAL</b>	<b>\$ 1,560.00</b>	<b>\$ 1,810.00</b>

Total Units            34  
Times Paid Per Year    4

**Villas I at Waterside Village Association, Inc.**  
**APPROVED BUDGET FOR THE PERIOD**  
**January 1, 2026 - December 31, 2026**  
**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 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3505	Paint (Building Restoration)	10	7	90,000	16,226	6,825	0	14,347	37,398	52,602	7,515	55.25
3510	Pavement/Roads	1	1	5,414	4,015	1,399	0	0	5,414	0	0	0.00
3515	Building Roof	20	10	275,000	88,264	11,484	0	0	99,748	175,252	17,525	128.86
3520	Capital Improvements	1	1	3,724	16,935	0	17,387	4,176	3,724	0	0	0.00
3525	Interest				4,176	2,073	0	-4,176	2,073	0	0	0.00
<b>TOTAL</b>				<b>374,138</b>	<b>129,616</b>	<b>21,781</b>	<b>17,387</b>	<b>14,347</b>	<b>148,358</b>	<b>227,854</b>	<b>25,039</b>	<b>184.11</b>

Note 1: Exterior painting of buildings and front lanai railings completed March, 2023

Note 2: Per BOD - moved 2024 hurricane expenses to #3520 - Capital Improvements

Note 3: 8/20/25 NB: Move balances from COA 3520 and 3525 to 3505 and 3515 to bring 2026 Reserve requirement to \$20k.