

East Preserve at Waterside Village Association, Inc.

2022 Budget

	2022 Budget	Qtrly Per Unit
Income		
6310 Maintenance Income	148,987	\$931
6315 Reserve Fee Income	24,567	\$154
6910 Interest Income		
Previous Year Surplus	6,000	
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TOTAL INCOME	179,554	\$1,085
Expenses		
7010 W.V. Community Fees	28,800	
7015 Management Fee	8,016	
7020 Insurance Package	20,400	
7030 Acctng Services	200	
7035 Legal Services	1,000	
7041 Division/Corporation	221	
7050 Administrative Costs	800	
7065 Contingency	2,500	
8210 Lawn Care Contract	15,600	
8220 Irrigation Maint / Repai	2,000	
8290 Grounds - Other	7,500	
8610 Water / Sewer	21,650	
8640 Electric	1,000	
8650 Cable	32,250	
8655 Pest Control	3,250	
8656 Termite Prevent/Renev	2,000	
8710 General Maintenance	4,800	
8771 Fire System Maintenan	3,000	
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	154,987	
9015 Paint	4,210	
9020 Concrete / Walkways	886	
9025 Roof	11,602	
9771 Stairs	3,669	
Fire Sprinkler	4,200	
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Reserve Contribution	24,567	
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TOTAL EXPENSES	179,554	
NET	0	

EAST PRESERVE AT WATERSIDE VILLAGE ASSOCIATION, INC.

Reserve Schedule: January 1 - December 31, 2022
Based on 40 Units

CAPITAL COMPONENT	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	ESTIMATED COST TO REPLACE	ESTIMATED BALANCE 12/31/2021	ADDITIONAL FUNDS REQUIRED	ANNUAL FUNDS REQUIRED	QUARTERLY RESERVE PAYMENT	QUARTERLY PER UNIT
Paint	8	7	37,291	7,820	29,471	4,210	1,053	26
Pavement	30	10	20,625	11,763	8,862	886	222	6
Roof	20	19	228,090	7,648	220,442	11,602	2,901	73
Stairs	24	23	87,580	3,200	84,380	3,669	917	23
Fire Sprinkler**	13	12	54,500	4,100	50,400	4,200	1,050	26
Total			428,086	30,431	393,555	24,567	6,142	154

Note:

The above calculations have been made from figures gathered over a wide variety of sources and include a number of assumptions that were deemed by the Board of Directors to be adequate to meet the requirements of the State of Florida regarding statutory reserves.

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 allowances, which can and should be adjusted each year to reflect costs and economic circumstances.