East Preserve at Waterside Village Association, Inc.
Approved Budget
January 1, 2023 - December 31, 2023

	2022 Approved Budget	2023 Approved Budget
INCOME		
5010 · Maintenance Fees	148,987	162,440
5015 · Reserve Fees	24,568	25,559
5020 · Operating Interest	0	9
5025 · Prior Year Surplus	6,000	0
TOTAL INCOME	**179,555**	**188,008**
EXPENSE		
ADMINISTRATIVE		
7110 · Master Association Fees	28,800	31,200
7115 · Management Fees	8,016	9,195
7120 · Insurance Package	20,400	22,577
7125 · Accounting / Taxes	200	250
7130 · Legal Fees	1,000	0
7135 · Division / Corporation Fees	221	247
7140 · Administrative Fees	800	1,260
7145 · Miscellaneous	2,500	0
TOTAL ADMINISTRATIVE	**61,937**	**64,729**
GROUNDS		
7210 · Lawn Care Contract	15,600	17,760
7215 · Irrigation Maint / Repair	2,000	1,750
7220 · Grounds - Other	7,500	6,775
TOTAL GROUNDS	**25,100**	**26,285**
UTILITIES / CABLE / PEST		
7310 · Water / Sewer	21,650	21,750
7315 · Electric	1,000	1,500
7320 · Cable	32,250	34,390
7325 · Unit Pest Control	3,250	3,240
7330 · Termite Prevention / Renewal	2,000	1,705
TOTAL UTILITIES / CABLE / PEST	**60,150**	**62,585**
MAINTENANCE		
7410 · General Maintenance	4,800	5,500
7415 · Fire System Maint / Repair	3,000	3,350
TOTAL MAINTENANCE	**7,800**	**8,850**
OTHER		
9010 · Transfer to Reserves	24,568	25,559
TOTAL OTHER	**24,568**	**25,559**
TOTAL EXPENSES	**179,555**	**188,008**

QUARTERLY ASSESSMENT	2022	2023
MAINTENANCE	$ 931.17	$ 1,015.25
RESERVES	$ 153.55	$ 159.75
TOTAL	**$ 1,084.72**	**$ 1,175.00**

Total Units	40
Times Paid Per Year	4

SCHEDULE B

East Preserve 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**											
3510	Paint	9	6	38,409	7,820	4,208	0	0	12,028	26,381	4,397	27.48
3515	**Pavement/Roads (RENAME to Concrete / Walkways)**	30	9	21,649	13,249	0	0	0	13,249	8,400	933	5.83
3520	Concrete/Walkways	1	1	0	0	0	0	0	0	0	0	0.00
3525	Roofing	20	15	200,515	7,646	11,604	0	0	19,250	181,265	11,990	74.94
3530	Stairs	24	21	86,439	3,201	3,668	0	0	6,869	79,570	3,789	23.68
3535	Fire Supression	12	10	52,800	4,100	4,200	0	0	8,300	44,500	4,450	27.81
3545	Interest				1,851	888	0	0	2,739	0	0	0.00
				399,812	37,867	24,568	0	0	62,435	340,116	25,559	159.75

Note 1: Suggestion: Reallocating interest into another category as useable funds

Note 2: 3520 Concrete / Walkways - new account added as some point in 2021, but not included on the 2022 budget. Need assistance with the Life values & replacement cost

Note 3:

Note 4: