

East Preserve at Waterside Village Association, Inc.
Approved Budget
January 1, 2024 - December 31, 2024

	2023 Approved Budget	2024 Approved Budget
INCOME		
5010 · Maintenance Fees	162,440	192,582
5015 · Reserve Fees	25,559	31,417
5017 · Late Fees/Interest	0	0
5020 · Operating Interest	9	0
TOTAL INCOME	188,008	223,999
EXPENSE		
ADMINISTRATIVE		
7110 · Master Association Fees	31,200	35,200
7115 · Management Fees	9,195	9,000
7120 · Insurance Package	22,577	46,000
7125 · Accounting / Taxes	250	300
7135 · Division / Corporation Fees	247	246
7140 · Administrative Fees	1,260	2,500
TOTAL ADMINISTRATIVE	64,729	93,246
GROUNDS		
7210 · Lawn Care Contract	17,760	18,200
7215 · Irrigation Maint / Repair	1,750	1,500
7220 · Grounds - Other	6,775	6,500
TOTAL GROUNDS	26,285	26,200
UTILITIES / CABLE / PEST		
7310 · Water / Sewer	21,750	23,900
7315 · Electric	1,500	1,660
7320 · Cable	34,390	34,806
7325 · Unit Pest Control	3,240	3,240
7330 · Termite Prevention / Renewal	1,705	1,705
TOTAL UTILITIES / CABLE / PEST	62,585	65,311
MAINTENANCE		
7410 · General Maintenance	5,500	5,000
7415 · Fire System Maint / Repair	3,350	2,825
TOTAL MAINTENANCE	8,850	7,825
OTHER		
9005 · Hurricane Clean Up	0	
9010 · Transfer to Reserves	25,559	31,417
TOTAL OTHER	25,559	31,417
TOTAL EXPENSES	188,008	223,999

QUARTERLY ASSESSMENT	2023	2024
MAINTENANCE	\$ 1,015.25	\$ 1,203.64
RESERVES	\$ 159.74	\$ 196.36
TOTAL	\$ 1,175.00	\$ 1,400.00

Total Units 40
Times Paid Per Year 4

East Preserve 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	ESTIMATED TRANSFERS 2023	ESTIMATED BALANCE 12/31/2023	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3510	Paint	9	5	45,000	12,030	4,397	0	0	16,427	28,573	5,715	35.72
3515	Concrete/Walkways/ Building Replacements	30	8	20,000	13,249	933	0	0	14,182	5,818	727	4.55
3520	Roofing	20	14	200,515	19,250	11,990	0	0	31,240	169,275	12,091	75.57
3525	Stairs	15	10	95,000	6,869	3,789	0	0	10,658	84,342	8,434	52.71
3530	Fire Sprinkler	12	9	52,800	8,300	4,450	0	0	12,750	40,050	4,450	27.81
3540	Prior Years Interest				1,060	0	0	1,349	2,409	0	0	0.00
3545	Interest				796	553	0	(1,349)	0	0	0	0.00
				413,315	61,554	26,112	0	0	87,666	328,058	31,417	196.36

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