

East Preserve at Waterside Village Association, Inc.
Approved Budget
January 1, 2025 - December 31, 2025

	2024 Approved Budget	2025 Approved Budget
INCOME		
5010 · Maintenance Fees	192,582	190,051
5015 · Reserve Fees	31,417	33,949
5017 · Late Fees/Interest	0	0
5020 · Operating Interest	0	0
TOTAL INCOME	223,999	224,000
EXPENSE		
ADMINISTRATIVE		
7110 · Master Association Fees	35,200	35,200
7115 · Management Fees	9,000	9,300
7120 · Insurance Package	46,000	43,800
7125 · Accounting / Taxes	300	300
7135 · Division / Corporation Fees	246	221
7140 · Administrative Fees	2,500	1,300
TOTAL ADMINISTRATIVE	93,246	90,121
GROUNDS		
7210 · Lawn Care Contract	18,200	16,800
7215 · Irrigation Maint / Repair	1,500	1,050
7220 · Grounds - Other	6,500	8,000
TOTAL GROUNDS	26,200	25,850
UTILITIES / CABLE / PEST		
7310 · Water / Sewer	23,900	27,500
7315 · Electric	1,660	1,655
7320 · Cable	34,806	33,600
7325 · Unit Pest Control	3,240	2,725
7330 · Termite Prevention / Renewal	1,705	2,100
TOTAL UTILITIES / CABLE / PEST	65,311	67,580
MAINTENANCE		
7410 · General Maintenance	5,000	3,000
7415 · Fire System Maint / Repair	2,825	3,500
TOTAL MAINTENANCE	7,825	6,500
OTHER		
9010 · Transfer to Reserves	31,417	33,949
TOTAL OTHER	31,417	33,949
TOTAL EXPENSES	223,999	224,000

QUARTERLY ASSESSMENT	2024	2025
MAINTENANCE	\$ 1,203.64	\$ 1,187.82
RESERVES	\$ 196.36	\$ 212.18
TOTAL	\$ 1,400.00	\$ 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, 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											
3510	Paint	9	4	45,000	16,427	5,715	315	3,093	24,919	20,081	5,020	31.38
3515	Concrete/Walkways/ Building Replacements	30	7	20,000	14,182	727	2,751	0	12,158	7,842	1,120	7.00
3520	Roofing	20	13	200,515	31,240	12,091	0	0	43,331	157,184	12,091	75.57
3525	Stairs	15	7	95,000	10,658	8,434	12,024	0	7,068	87,932	12,562	78.51
3530	Fire Sprinkler	12	8	40,000	12,750	4,450	2,449	0	14,751	25,249	3,156	19.73
3540	Prior Years Interest				3,093	0	0	-3,093	0	0	0	0.00
3545	Interest				0	650	0	0	650	0	0	0.00
				400,515	88,350	32,067	17,539	0	102,878	298,287	33,949	212.18

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

Note 2: Reallocated balance in 3540 to 3510 as usable funds