

East Preserve at Waterside Village Association, Inc.
Approved Budget
January 1, 2026 - December 31, 2026

	2025 Approved Budget	2026 Approved Budget
INCOME		
5010 · Maintenance Fees	190,051	192,206
5015 · Reserve Fees	33,949	35,793
5017 · Late Fees/Interest	0	0
5020 · Operating Interest	0	0
NEW · Surplus Rollover	0	6,816
TOTAL INCOME	224,000	234,815
EXPENSE		
ADMINISTRATIVE		
7110 · Master Association Fees	35,200	36,960
7115 · Management Fees	9,300	9,660
7120 · Insurance Package	43,800	43,000
7125 · Accounting / Taxes	300	550
7135 · Division / Corporation Fees	221	325
7140 · Administrative Fees	1,300	1,200
TOTAL ADMINISTRATIVE	90,121	91,695
GROUNDS		
7210 · Lawn Care Contract	16,800	17,192
7215 · Irrigation Maint / Repair	1,050	1,000
7220 · Grounds - Other	8,000	6,000
TOTAL GROUNDS	25,850	24,192
UTILITIES / CABLE / PEST		
7310 · Water / Sewer	27,500	29,265
7315 · Electric	1,655	1,575
7320 · TV & Internet	33,600	38,400
7325 · Unit Pest Control	2,725	3,325
7330 · Termite Prevention / Renewal	2,100	2,100
TOTAL UTILITIES / CABLE / PEST	67,580	74,665
MAINTENANCE		
7410 · General Maintenance	3,000	5,000
7415 · Fire System Maint / Repair	3,500	3,470
TOTAL MAINTENANCE	6,500	8,470
OTHER		
9010 · Transfer to Reserves	33,949	35,793
TOTAL OTHER	33,949	35,793
TOTAL EXPENSES	224,000	234,815

QUARTERLY ASSESSMENT	2025	2026
MAINTENANCE	\$ 1,187.82	\$ 1,201.29
RESERVES	\$ 212.18	\$ 223.71
TOTAL	\$ 1,400.00	\$ 1,425.00

Total Units 40
Times Paid Per Year 4

East Preserve 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											
3510	Paint	9	3	45,000	21,827	5,020	2,800	6,371	30,417	14,583	4,861	30.38
3515	Concrete/Walkways/ Building Replacements	30	6	10,000	12,158	1,120	0	-3,278	10,000	0	0	0.00
3520	Roofing	20	12	200,000	43,331	12,091	0	0	55,422	144,578	12,048	75.30
3525	Stairs	15	6	90,000	7,068	12,562	0	0	19,630	70,370	11,728	73.30
3530	Fire Sprinkler	12	7	40,000	14,751	3,156	0	0	17,907	22,093	3,156	19.73
NEW	Emergency Capital Items Fund	1	1	4,000	0	0	0	0	0	4,000	4,000	25.00
3540	Prior Years Interest				3,093	0	0	-170	2,923	0	0	0.00
3545	Interest				2,923	2,981	0	(2,923)	2,981	0	0	0.00
				389,000	105,150	36,930	2,800	0	139,280	255,623	35,793	223.71