

**West Preserve at Waterside Village Association, Inc.**  
**Approved Budget**  
**January 1 - December 31, 2022**

	2021 Budget	2022 Budget
<b>Income</b>		
6200 · Assessment Fees	67,589	75,757
6210 · Reserve Fees	17,832	6,274
6215 · WV Master	21,120	23,040
6220 · Cable TV	21,500	22,900
6910 · Interest Income	0	0
6950 · Rollover of Surplus/Short	4,000	0
<b>Total Income</b>	<b>132,041</b>	<b>127,971</b>
<b>Administrative</b>		
7020 · Dues/Licenses/Permits	61	86
7040 · Fees Payable to Division	128	128
7100 · Insurance	17,500	21,293
7170 · Professional Fees- Tax	200	500
7200 · Management Fees	7,200	7,200
7250 · Office Supplies/Svc/Misc	600	500
7260 · Postage and Printing	400	400
<b>Total Administrative</b>	<b>26,089</b>	<b>30,107</b>
<b>Grounds</b>		
7520 · Irrigation Maint/Repairs	500	500
7600 · Landscape Contract	13,000	13,000
7650 · Landscape Svc/Replacement/C	2,000	2,500
<b>Total Grounds</b>	<b>15,500</b>	<b>16,000</b>
<b>Maintenance</b>		
8010 · Bldg Maint/Repair/Svc/Sup	2,500	3,400
8085 · Fire Sprinklers - Inspection	1,000	950
8086 · Fire Sprinklers Repairs	1,500	500
8090 · Fire Alarm-Maint/Repair/Svc	1,500	500
8091 · Fire Alarm - Inspection	750	500
8220 · Pest Control Int/Ext	1,250	1,400
8241 · Backflow Inspections	500	500
8242 · Backflow Device Repairs	500	500
NEW ACCT: Termite	0	2,000
8280 · Pest Control	1,000	2,000
<b>Total Maintenance</b>	<b>10,500</b>	<b>12,250</b>
<b>Other</b>		
9710 · Contingency Fund	2,000	0
9730 · Contribution to WV Master	21,120	23,040
9970 · Transfer to Reserves	17,832	6,274
<b>Total Other</b>	<b>40,952</b>	<b>29,314</b>
<b>Utilities</b>		
8620 · Electric	1,000	900
8660 · Cable TV	21,500	22,900
8700 · Water & Sewer	16,500	16,500
<b>Total Utilities</b>	<b>39,000</b>	<b>40,300</b>
<b>Total Expense</b>	<b>132,041</b>	<b>127,971</b>

2022 Quarterly Assessment per unit \$ 1,000  
32 Units

**WEST PRESERVE AT WATERSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC.**  
**STATUTORY RESERVES FOR EXPENDITURES AND DEFERRED MAINTENANCE**  
**STRAIGHT LINE METHOD**  
**32 UNITS**  
**JANUARY 1 TO DECEMBER 31, 2022**

**FULLY FUNDED RESERVES**

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2021	ASSESSMENTS COLLECTED 2021	ESTIMATED EXPENDITURES 2021	TRANSFERS 2021	ESTIMATED BALANCE 12/31/2021	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QUARTER
<b>ACCT#</b>	<b>RESERVES</b>											
5300	Painting	9	2	32,001	27,551	4,450	-	-	32,001	-	-	-
5320	Paving - Carports	1	1	2,200	2,200	-	-	-	2,200	-	-	-
5400	Roofing	20	2	160,000	138,236	10,883	-	-	149,118	10,882	5,441	42.51
5440	Step Replacement	14	3	30,000	25,000	2,500	-	-	27,500	2,500	833	6.51
5475	Driveway / SIDEWALK	1	3	2,200	2,200	-	-	-	2,200	-	-	-
5480	Capital Improvements				29,270	-	-	800	30,070	-	-	-
<b>TOTAL</b>				<b>226,401</b>	<b>224,457</b>	<b>17,832</b>	<b>-</b>	<b>800</b>	<b>243,089</b>	<b>13,382</b>	<b>6,274</b>	<b>49</b>

The above table is presented in accordance with Florida Statute; actual costs and replacement timing may vary based on actual conditions. For better accuracy management recommends to have an annual reserve analysis performed by a qualified outside source.