

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

	2023 Budget	2024 Budget
<b>Income</b>		
6200 · Assessment Fees	82,742	116,018
6210 · Reserve Fees	14,656	19,763
6215 · WV Master	24,960	28,160
6220 · Cable TV	24,800	26,715
6230 · Late Fee Income	0	0
6910 · Interest Income	0	0
<b>Total Income</b>	<b>147,158</b>	<b>190,656</b>
<b>Administrative</b>		
7020 · Dues/Licenses/Permits	86	86
7040 · Fees Payable to Division	128	128
7100 · Insurance	26,000	55,000
7170 · Professional Fees- Tax	250	300
7200 · Management Fees	7,560	8,400
7250 · Office Supplies/Svc/Misc	500	1,000
7260 · Postage and Printing	500	250
<b>Total Administrative</b>	<b>35,024</b>	<b>65,164</b>
<b>Grounds</b>		
7520 · Irrigation Maint/Repairs	600	1,200
7600 · Landscape Contract	15,033	15,484
7650 · Landscape Svc/Replacement/	2,500	3,000
<b>Total Grounds</b>	<b>18,133</b>	<b>19,684</b>
<b>Maintenance</b>		
8010 · Bldg Maint/Repair/Svc/Sup	6,000	4,500
8085 · Fire Sprinklers - Inspection	1,000	1,000
8086 · Fire Sprinklers Repairs	500	500
8090 · Fire Alarm-Maint/Repair/Svc	500	500
8091 · Fire Alarm - Inspection	500	500
8220 · Pest Control Int/Ext	1,400	1,400
8241 · Backflow Inspections	300	300
8242 · Backflow Device Repairs	300	300
8275 · Termites	1,885	1,885
<b>Total Maintenance</b>	<b>12,385</b>	<b>10,885</b>
<b>Other</b>		
9730 · Contribution to WV Master	24,960	28,160
9750 · Storm Cleanup	0	0
9970 · Transfer to Reserves	14,656	19,763
<b>Total Other</b>	<b>39,616</b>	<b>47,923</b>
<b>Utilities</b>		
8620 · Electric	1,200	2,030
8660 · Cable TV	24,800	26,715
8700 · Water & Sewer	16,000	18,255
<b>Total Utilities</b>	<b>42,000</b>	<b>47,000</b>
<b>Total Expense</b>	<b>147,158</b>	<b>190,656</b>

	2023	2024
Quarterly Assessment per unit	\$ 1,150	\$ 1,490
32 Units		

**WEST PRESERVE AT WATERSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC.**  
**PROPOSED STATUTORY RESERVES FOR EXPENDITURES AND DEFERRED MAINTENANCE**  
**STRAIGHT LINE METHOD**  
**32 UNITS**  
**JANUARY 1 TO DECEMBER 31, 2024**

**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 1/1/2023	ASSESSMENTS COLLECTED 2023	ESTIMATED EXPENDITURES 2023	TRANSFERS 2023	ESTIMATED BALANCE 12/31/2023	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QUARTER
<b>ACCT#</b>	<b>RESERVES</b>											
5300	Painting	9	9	51,195	32,001	-	32,001	-	-	51,195	5,688	44.44
5320	Paving - Carports	1	1	2,200	2,200	-	-	-	2,200	-	-	-
5400	Roofing	20	19	200,000	(18,899)	10,822	-	13,488	5,411	194,589	10,242	80.01
5440	Step Replacement	14	1	36,000	28,333	3,834	-	-	32,167	3,833	3,833	29.95
5475	Driveway / Sidewalk	1	1	2,200	2,200	-	-	-	2,200	-	-	-
5480	Capital Improvements				34,642	-	19,194	(13,214)	2,234	-	-	-
<b>TOTAL</b>				<b>291,595</b>	<b>80,477</b>	<b>14,656</b>	<b>51,195</b>	<b>274</b>	<b>44,212</b>	<b>249,617</b>	<b>19,763</b>	<b>154</b>

Note 1: #5480 Capital Improvements - Transfer column includes projected interest amount

Note 2: Painting of buildings and carports completed in May-July, 2023

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.