

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

	2024 Approved Budget	2025 Approved Budget
INCOME		
6200 · Assessment Fees	116,018	106,330
6210 · Reserve Fees	19,763	21,350
6215 · WV Master	28,160	28,160
6220 · Cable TV	26,715	27,200
6910 · Interest Income	0	0
TOTAL INCOME	190,656	183,040
EXPENSE		
ADMINISTRATIVE		
7020 · Dues/Licenses/Permits	86	150
7040 · Fees Payable to Division	128	128
7100 · Insurance	55,000	37,000
7170 · Professional Fees- Tax	300	300
7200 · Management Fees	8,400	8,820
7250 · Office Supplies/Svc/Misc	1,000	1,600
7260 · Postage and Printing	250	300
TOTAL ADMINISTRATIVE	65,164	48,298
GROUNDS		
7520 · Irrigation Maint/Repairs	1,200	800
7600 · Landscape Contract	15,484	15,000
7650 · Landscape Svc/Replacement/Othe	3,000	5,000
TOTAL GROUNDS	19,684	20,800
REPAIRS & MAINTENANCE		
8010 · Bldg Maint/Repair/Svc/Sup	4,500	6,000
8085 · Fire Sprinklers - Inspection	1,000	1,000
8086 · Fire Sprinklers Repairs	500	500
8090 · Fire Alarm-Maint/Repair/Svc	500	2,500
8091 · Fire Alarm - Inspection	500	500
8220 · Pest Control Int/Ext	1,400	1,500
8241 · Backflow Inspections	300	300
8242 · Backflow Device Repairs	300	300
8275 · Termites	1,885	1,885
TOTAL REPAIRS & MAINTENANCE	10,885	14,485
UTILITIES		
8620 · Electric	2,030	1,747
8660 · Cable TV	26,715	27,200
8700 · Water & Sewer	18,255	21,000
TOTAL UTILITIES	47,000	49,947
OTHER		
9730 · Contribution to WV Master	28,160	28,160
9910 · Reserve Transfer	19,763	21,350
TOTAL OTHER	47,923	49,510
TOTAL EXPENSES	190,656	183,040

QUARTERLY ASSESSMENT	2024	2025
MAINTENANCE	\$ 1,335.61	\$ 1,263.20
RESERVES	\$ 154.40	\$ 166.79
TOTAL	\$ 1,490.00	\$ 1,430.00

Total Units 32
Times Paid Per Year 4

West 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											
5300	Painting	9	8	51,195	0	5,688	0	0	5,688	45,507	5,688	44.44
5320	Paving - Carports	1	1	2,200	2,200	0	0	0	2,200	0	0	0.00
5400	Roofing	20	19	200,000	5,411	10,242	0	0	15,653	184,347	9,702	75.80
5440	Step Replacement	14	2	36,000	26,208	3,833	5,959	0	24,082	11,918	5,959	46.56
5475	Driveway / Sidewalk	1	1	2,200	2,200	0	0	0	2,200	0	0	0.00
5480	Capital Improvements	1	1	2,618	2,241	377	0	0	2,618	0	0	0.00
				294,213	38,260	20,140	5,959	0	52,441	241,772	21,350	166.79

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

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

Note 3: 5440 Step Replacement - Project total \$11,918 (2023-2024) - Could adjust or reset estimated remaining life depending on project status & additional replacements

Note 4: